



Town of Poughkeepsie

Planning Department

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Poughkeepsie, NY 12603

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PLANNING BOARD DECISION AGENDA August 19, 2021

1. 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 ±48,000 SF building including a 2-story portion with conference facilities (±195 seats) and a restaurant with outdoor dining (±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; ± 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 open the Special Use Permit and Site Plan public hearing.

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

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

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

Motion that the Planning Board adopt the attached Resolution granting conditional special use permit approval and conditional site plan approval.

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 4-2

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

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

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 5-1

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

- 2. CHILDRENS HOME OF POUGHKEEPSIE – MODULAR LEARNING CENTER**
SEQRA Review, Site Plan Review, and Architectural Review to construct a ± 2,732 square foot, one-story modular learning center with ADA-accessible ramps, a 20-foot wide driveway access, and an emergency turnaround area. 10 Children’s Way (mailing address) 36 Children’s Way (parcel address); Residence, Single-Family 20,000 Square Foot (R-20) Zoning District; ± 24.4 acres; Grid # 6162-05-192927; Unlisted Action; *Children’s Home of Poughkeepsie c/o John Bray, Applicant and Owner.*

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 hereby determines that the Children’s Home of Poughkeepsie – Modular Learning Center 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 August 19, 2021.

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

Motion that the Planning Board grant conditional site plan approval for Children's Home of Poughkeepsie – Modular Learning Center.

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

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

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

- 3. 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 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 determines that the At Home Store at The Shoppes at South Hills Amended Site Plan II 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 August 19, 2021.

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

Motion that the Planning Board grant conditional site plan approval for At Home Store at The Shoppes at South Hills Amended Site Plan II.

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

4. 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 September 23, 2021.

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

PRESENT	ABSENT
Chairman Whitehead	Member Fanelli
Member Gemmati	Member Katnani, Alt.
Member Nasser (stepped out of room)	
Member Paganelli	
Member Quinn	
Member Romeo	

5. 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 September 23, 2021.

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

PRESENT	ABSENT
Chairman Whitehead	Member Fanelli
Member Gemmati	Member Katnani, Alt.
Member Nasser (stepped out of room)	
Member Paganelli	
Member Quinn	
Member Romeo	

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.*

Motion that the Planning Board adjourn the public hearing to September 23, 2021.

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

PRESENT	ABSENT
Chairman Whitehead	Member Fanelli
Member Gemmati	Member Katnani, Alt.
Member Nasser (stepped out of room)	
Member Paganelli	
Member Quinn	
Member Romeo	

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

PRESENT	ABSENT
Chairman Whitehead	Member Fanelli
Member Gemmati	Member Katnani, Alt.
Member Nasser (stepped out of room)	
Member Paganelli	
Member Quinn	
Member Romeo	

MOTION TO END PUBLIC COMMENT SESSION.

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

C) PLAN REVIEWS

1. HUDSON HERITAGE

Amend Resolutions of Subdivision Approval to change a condition allowing only the grocery store to obtain a CO before sewer district formation. 3532 North Road; Zoned HRDD (Historic Revitalization Development District); Grid #6163-03-011149; Town Board SEQRA Findings (Type 1 Action) issued 12/06/2017; Planning Board SEQR Findings, Modified Development Master Plan, and Phase 1 Site Plan approved 06/04/2019, Amended Phase 1 Site Plan approved 04/16/2020; Final Major Subdivision approval on 04/30/2020, Amended Preliminary Subdivision Approval and Amended Final Subdivision Section 1 approval on 07/16/2020; and Amended Conditional Final (Major) Subdivision Section 2 and Section 3 approval on 08/20/2020; *EFG/Saber Heritage SC, LLC, f/k/a/ EFG/DRA Heritage, LLC, Owner.*

Motion that the Planning Board amend Condition #4 of the Preliminary and Conditional Final (Major) Subdivision Plat Approval, dated July 16, 2020, and Condition #3 of the Amended Conditional Final (Major) Subdivision Approval, dated August 20, 2020, as necessary to allow for additional users on Lot 3 to receive CO’s prior to formation of the sewer improvement district subject to approval by the Town Board of all necessary agreements with the developer (as described within this staff report) and authorization to operate the shared sewer line by the Dutchess County Department of Behavioral & Community Health.

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

2. ADAMS LOT LINE REVISION

SEQRA Review and Lot Line Revision Review to convey ± 10,891 square feet of property from 761-765 Dutchess Turnpike (parcel address) to 769 Dutchess Turnpike (parcel address). 761-765 Dutchess Turnpike (parcel address) and 769 Dutchess Turnpike (parcel address); Highway Business (B-H) Zoning District; ± 26.2 acres and ± 1.15 acres; Grid # 6262-03-454036 and 6262-03-490039, respectively; Type II Action; *Adams Fairacre Farms, Inc., Applicant and Owner.*

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: Rocco Romeo
 Carried: 5-0

PRESENT	ABSENT
Chairman Whitehead	Member Fanelli
Member Gemmati	Member Katnani, Alt.
Member Nasser	
Member Paganelli (stepped out of room)	
Member Quinn	
Member Romeo	

Motion that the Planning Board grant conditional lot line approval.

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 5-0

PRESENT	ABSENT
Chairman Whitehead	Member Fanelli
Member Gemmati	Member Katnani, Alt.
Member Nasser	
Member Paganelli (stepped out of room)	
Member Quinn	
Member Romeo	

3. VERTICAL BRIDGE – 20 TUCKER DRIVE

SEQRA Review and Amended Site Plan Review for the replacement of an existing 336.8-foot-tall guyed AM tower with a new 336.8-foot-tall three legged self-supporting AM lattice tower that will be centered at the exact same location. The proposal also includes the construction of a temporary crane access road to be fully removed or reduced and landscaped as an auxiliary service point to the facility. 20 Tucker Drive; Heavy Industrial (I-H) Zoning District; ± 9.77 acres; Grid # 6262-03-170145; *Vertical Bridge REIT, LLC, Applicant and Clear Channel Broadcasting, Inc., Owner*

Motion that the Planning Board defer action, 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

4. FIRST STUDENT – FITCHETT WAY

SEQRA, Site Plan and Special Use Permit Review for an existing non-conforming bus terminal use on a former dairy farm. 25 & 32 Fitchett Way (32A Creek Road Rear); Zoned I-H (Heavy Industrial); ± 8.91 acres total; Grid # 6162-02-687575 and 668776; Unlisted Action; *Edwin Fitchett, 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: 6-0

Motion that the Planning Board defer further action on this application pending establishment of a Lead Agency, and direct the applicant to 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.

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

5. NESHEIWAT SUBDIVISION FKA WILTSE LOT 53

Pre-application Discussion, SEQRA and Preliminary (Minor) Subdivision Review for a proposed subdivision of Lot 53 into two lots to support single family residential homes. 51 Edwin Road; R-20 (Residence, Single-Family 20,000 SF) Zoning District; ± 1.80 acres; Grid # 6262-04-604276; Unlisted Action; *Marwin Nesheiwat, Owner.*

Motion that the Planning Board determine that no other involved agencies have been identified for SEQRA review of the proposed project as an Unlisted Action and therefore no lead agency circulation is required.

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

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

6. WILTSE ESTATES – LOT #19 SUBDIVISION

Pre-application discussion, SEQR Declaration of Lead Agency Intent, 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. 29 Wiltse Lane; Zoned R-20 (Residence Single Family 20,000 SF); ± 10.4 acres; Grid # 6262-04-610315 & 603278; Unlisted Action; Celeste Wiltse-Vumbico and Mark Vumbico, Owner(s).

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, after receipt of a corrected EAF, 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: 6-0

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

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

D) OTHER BUSINESS

1. PROPOSED COMPREHENSIVE PLAN UPDATE

Respond to referral from the Town Board for review and recommendation on the proposed Comprehensive Plan Update pursuant to NYS Town Law §272-a (5).

Members of the Planning Board agreed to read the plan over the next few weeks and to provide comments individually to the Planning Department so that staff can collect and distribute all of the comments to the Board for review prior to the September Planning Board meeting. Staff will provide, via email, a deadline for individual Board member comments so that a staff recommendation can be prepared and included in the September Planning Board packets.

2. MERCURY GRAND (f/k/a/ Best Western) HOTEL RENOVATION

Time Extension for a conditionally approved Amended Site Plan for pool area and ramp renovations; patio alteration on east side of building; below grade grease interceptor addition and revised landscaping plan. 2170 South Road; Zoned B-H (Highway Business) District; ± 7.9 acres; Grid #6159-01-331731; Type II Action; *Hudson Conference Center LLC, Owner*

Motion that the Planning Board grant a 90-day time extension of conditional Amended Site Plan approval from September 17, 2021 forward to December 16, 2021.

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

3. 9 Barnes Drive Roof Replacement

Motion to authorize staff to review and approve a minor architectural change (from flat roof to peaked roof) associated with a roof replacement at 9 Barnes Drive (Grid # 6262-04-662287) as an alternative to a formal architectural review by the Planning Board.

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

MOTION TO TERMINATE THE MEETING AT 8:57 P.M.

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

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