



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

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

NOTICE OF PLANNING BOARD

REGULAR MEETING

September 15, 2022

5:00PM

DECISION AGENDA

This meeting was held in a hybrid format, with the public and applicants able to participate in person at Town Hall, 1 Overocker Road, Poughkeepsie, or remotely via Zoom videoconferencing and via telephone. Members of the board were present in person.

Attendance for this meeting:

Chairman Carl Whitehead	Present
Member Peter Fanelli	Present
Member Nicole Gemmati	Absent
Member Ahmad Katnani, Alt.	Absent
Member Steven Levasseur	Absent
Member Bob Nasser Alt.	Absent
Member Ben Paganelli	Present
Member Joan Quinn	Present
Member Rocco Romeo	Present

AGENDA ITEMS

A) CONTINUED/NEW PUBLIC HEARINGS

1. MAZDA – 2309 SOUTH ROAD AMENDED SITE PLAN

Amended Site Plan Hearing to amend an approved site plan for expansion of an existing Mazda Route 9 motor vehicle sales and service facility and new inventory and parking areas. The approved site plan included a 19,345 SF building (including an approximately 7,560 SF addition) with 417 parking spaces. The proposed amended site plan reduces the overall building size to 15,577 SF (including a 3,792 SF addition) with 364 parking spaces, replaces additional service bays with parking, and proposes a 2,600 SF service drop-off on the south side of the building with a drive aisle. 2309 South Road (Route 9); Zoned B-H (Highway-Business) and R-M (Residential Multi Family) Districts; ± 13.89 acres; Grid #s 6160-03-100001; SEQRA Negative Declaration (Unlisted Action) adopted 9/19/19; *Anthony Road Associates, LLC, Applicant and Owner.*

A motion was made to open the Public Hearing.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-0

A motion was made to close the public hearing.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-0

A motion was made that the Planning Board find that the Mazda Expansion Amended Special Use Permit and Site Plan involves incremental changes to the project of negligible magnitude and scope, that are non-significant and consistent with the previous SEQRA Negative Declaration adopted September 19, 2019, as modified by the proposed incremental changes described in the Amended application submitted August 22, 2022 and related plans and materials.

Moved: Joan Quinn
Seconded: Rocco Romeo
Carried: 5-0

A motion was made that the Planning Board grant conditional amended site plan review approval, 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 September 8, 2022.
2. Town Engineer comments dated September 8, 2022.
3. Zoning Administrator comments dated September 7, 2022.
4. Water Department approval of final plans.
5. Sewer Department comments dated September 6, 2022.
6. Building Department comments dated August 30, 2022.
7. Arlington Fire District comments dated August 30, 2022.
8. Dutchess County Department of Planning comments dated September 1, 2022.
9. NYS DOT review.
10. Submit a copy of the NYS DOT Highway permit, consistent with the site plan, upon receipt.
11. Standard conditions of approval:
 - a. Approval of the Department of Planning and consulting Town Engineer of the proposed final plat for the project.
 - b. Approval of the Water and Sewer Departments for any alterations to water or sewer service facilities requiring Town approval.
 - c. Pursuant to Chapters 105 and 106 of the Town Code, the applicant shall pay the cost of all application and consultant review fees incurred by the Town in the review of this application including all inspection fees, prior to the Chairman's signature.
 - d. This 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 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 Site Plan Approval prior to its expiration.
12. Comments at the Planning Board meeting: Work with staff to show the additional proposed

EV charging stations.

Moved: Joan Quinn
Seconded: Rocco Romeo
Carried: 5-0

A motion was made to accept [amended] Architecture as presented, with colors matching the previous [11/21/2019] architectural approval.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-0

2. GUARDIAN SELF-STORAGE – LOVE ROAD

Special Use Permit Review, Site Plan Review, Floodplain Development Permit Review, and Architectural Review for a proposed 71,200 square foot, climate-controlled storage facility with associated parking and other site improvements. 20-50 Love Road; B-H (Highway Business) Zoning District; ± 4.59 acres; Grid # 6261-01-187898; Type 1 Action; *Guardian Self Storage East, LLC (Applicant) and Herbert Redl (Owner)*.

A motion was made to adjourn the Public Hearing to October 20, 2022.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-0

3. STORAGE DEPOT EXPANSION – PAGE PARK

SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural Review for the expansion of an existing Storage Depot business onto a new parcel nearby. The application includes three (3) new storage buildings with related parking, utilities, landscaping, and stormwater management. 35 Page Park Drive; I-H (Heavy Industrial) Zoning District; ± 5.38 acres; Grid # 6261-02-536543; Type 1 Action; *HGP Realty Corp. (Applicant and Owner)*.

A motion was made to open the Public Hearing.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-0

A motion was made to adjourn the public hearing to November 17, 2022.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-0

A motion was made that the Planning Board determine that the proposed Storage Depot Expansion – Page Park application would not have a significant adverse impact on the environment for the reasons set forth in the SEQRA Negative Declaration for a Type 1 Action dated September 15, 2022.

Moved: Joan Quinn
Seconded: Rocco Romeo
Carried: 5-0

A motion was 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 September 9, 2022.
2. Town Water Department comments dated September 7, 2022.
3. Town Engineering Department comments dated September 6, 2022.
4. Town Zoning Department comments dated August 31, 2022.
5. Town Sewer Department comments dated August 29, 2022.
6. Arlington Fire Department comments dated August 29, 2022.
7. Town Building Department comments dated August 26, 2022.
8. DC Department of Public Works review.
9. DC Department of Behavioral and Community Health review.
10. Town Environmental Consultant (Aspen) review.
11. NYS Department of Transportation review.
12. NYS Department of Environmental Conservation review.
13. Planning Board comments:
 - a. Resolve water discussion resolution prior to next Planning Board appearance.

Moved: Joan Quinn
Seconded: Rocco Romeo
Carried: 5-0

4. 9 LAGRANGE AVENUE

SEQRA Review, Special Use Permit Review, and Site Plan Review for the conversion of the existing two-family residence into four apartments and the replacement of the existing detached garage structure with a new two-car garage with storage space. 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)*.

A motion was made to open the Public Hearing.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-0

A motion was made to adjourn the Public Hearing to November 17, 2022.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-0

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 September 9, 2022.
2. Town Engineering Department comments dated September 7, 2022.
3. Town Water Department comments dated September 7, 2022.
4. Town Zoning Department comments dated August 31, 2022.
5. Arlington Fire Department comments dated August 29, 2022.

6. Town Sewer Department comments dated August 29, 2022.
7. Town Building Department comments dated August 26, 2022.
8. Town Highway Department review.
9. NYS Department of Transportation review.

Moved: Joan Quinn
Seconded: Rocco Romeo
Carried: 5-0

5. 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.*

A motion was made that the Planning Board adjourn the public hearing to November 17, 2022.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-0

6. 8 TUCKER DRIVE

SEQRA Review, Recommendation to the Town Board for a Zoning District Change, Site Plan Review, and Aquatic Resources Protection Permit 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. 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 and 8 Tucker Drive, LLC (Owner).*

Motion was made that the Planning Board adjourn the Public Hearing to October 20, 2022.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-0

7. ALLSPACE SELF-STORAGE FACILITY EXPANSION

Site Plan and Special Use Permit Hearing for a proposed expansion of an existing self-storage facility by eight new self-storage structures, by redesign of internal site access and development of an adjacent, vacant parcel, subject to Town Board zoning amendment. 100-120 Salt Point Turnpike (Lot 1) and 231-245 North Grand Avenue (Lot 2); Zoned I-L (Light Industry) District and R-M (Residence Multifamily) District, respectively; 15.741 acres; Grid #s 6162-02-814518 and 6162-16-860468, respectively; Type I Action; *Page Park Associates LLC, Applicant and Owner. TO BE ADJOURNED*

A motion was made that the public hearing be adjourned to October 20, 2022.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-0

8. **MOBIL STATION - 3480 NORTH ROAD (MID-HUDSON CENTER)**
SEQRA Review, Amended Site Plan and Special Use Permit Hearing and Architectural Review for renovation of an existing 3,110 SF gasoline service station and convenience store, with the addition of a Dunkin Donuts and drive-through access and accompanying site improvements. 3480 North Road; Zoned FC (Fairview Center); ± 15.07 acres; Grid # 6062-02-992924; Type II Action; *CPD NY Energy Corp. (Applicant), TFS Midhudson LLC (Owner)*.

A motion was made that the public hearing be adjourned to October 20, 2022.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-0

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

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-0

MOTION TO END PUBLIC COMMENT SESSION.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-0

C) PLAN REVIEWS

1. **DELAVERGNE AVENUE SUBDIVISION (MAJOR)**
SEQRA Review and Preliminary Major Subdivision Review for a major subdivision to include one (1) existing residential lot and two (2) new residential building lots. 40 Delavergne Avenue; R-20 (Residence, Single-Family 20,000 SF) Zoning District; ±4.16 acres; Grid #'s: 6158-01-164655 (Town of Poughkeepsie) and 6158-09-173629 (Village of Wappingers Falls); Unlisted Action; *Adam Broder (Applicant) and Markly Wilson & Gonul Wilson (Owners)*.

A motion was made that the Planning Board defer 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 September 9, 2022.
2. Town Water Department comments dated September 7, 2022.
3. Town Engineering Department (CPL) comments dated September 6, 2022.
4. Town Sewer Department comments dated August 29, 2022.
5. Town Building Department comments dated August 26, 2022.
6. Town Zoning Department comments dated August 26, 2022.
7. Town Highway Department comments dated August 25, 2022.
8. New Hamburg Fire Department review.
9. Village of Wappinger Falls review.

Moved: Joan Quinn
Seconded: Rocco Romeo
Carried: 5-0

D) OTHER BUSINESS

1. VERTICAL BRIDGE – AM TOWER REPLACEMENT – 20 TUCKER DRIVE

Time Extension 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.*

A motion was made that the Planning Board grant a time extension for two (2) ninety-day periods, moving the required construction start by date to March 22, 2023.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-0

2. ZONING TEXT AMENDMENT – SALT POINT CENTER (SPC) DISTRICT

Respond to referral from the Town Board for a recommendation on a proposed local law to amend Chapter 210, entitled “Zoning”, specifically §210-26 Salt Point Center (SPC) District, to incorporate revisions required pursuant to a So Ordered Stipulation in Kenneth Pedersen Real Estate Holdings, Inc., et and v. the Town of Poughkeepsie (Dutchess County Supreme Court Index No. 2019-54164).

A motion was made that the Planning Board convey a neutral recommendation, neither positive nor negative, regarding the Town Board’s potential adoption of the proposed zoning text amendment.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-0

3. EASTDALE VILLAGE - LOT LINE REVISION FOR THE 19TH SITE PLAN AMENDMENT

Time Extension for a conditionally approved lot line revision of Lot 12W and Lands of Agro associated with the conditionally approved 19th Amended Site Plan for the Eastdale Village project, consisting of a revised stormwater management facility from an underground facility to an aboveground stormwater pond, addition of 1.38 acres adjoining land to the project for that purpose, and other modifications. Eastdale Avenue North, Otto Way, Hillside Drive, Town Center Drive, Eastdale Avenue South, Parkside Drive and Founders Way; and 900, 902, 904, 925, 926, 928, 930, 932 and 949 Dutchess Turnpike and 15 Victory Lane; Zoned MHC (MacDonnell Heights Center); ± 63.461 acres; Grid #s 6262-04-715370; -739356; -746391; -696343; -724392; -758382; -768412; -777377; -769391; -743328; -742330; -750324; -726314; -713324; -740312; -738315; -732317; -776348; -803278; -814309; -770320; -783300; -722318; -747326; -726341; -722287; -748296; -754305; -758296; -760290; -767285; -775281; -828251; and -693311; Unlisted Action; 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 February 17, 2022; *MHTC Development, LLC, Applicant; and MHTC Development, LLC, Eastdale Residential I, LLC, Eastdale Residential II, LLC, Eastdale Residential III, LLC, 27 Eastdale, LLC, 31-35 Eastdale Avenue, LLC, 39 Eastdale Avenue, LLC, 43 Eastdale Avenue, LLC, 45 Eastdale, LLC, Premier Eastdale, LLC, Rossi Eastdale, LLC, 5 Eastdale Avenue, LLC, 13 Eastdale Avenue, LLC, 34 Eastdale Avenue, LLC, 36 Eastdale Avenue, LLC, 38 Eastdale Avenue, LLC, Eastdale Avenue North Cottages, LLC, and Charles and Christine Agro, Owners.*

A motion was made that the Planning Board grant a ninety (90) day time extension of conditional Lot Line Revision approval from October 14, 2022 forward to January 12, 2023.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-0

MOTION TO TERMINATE THE MEETING AT 6:16 PM.

Moved: Rocco Romeo
Seconded: Joan Quinn
Carried: 5-0