



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

845-485-3657 Phone

### **NOTICE OF PLANNING BOARD**

### **REGULAR MEETING**

*July 17, 2025*

*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	Present
Member Steven Levasseur	Present
Member Sharon McSween	Present
Member Rocco Romeo	Present
Member Sid Siddam	Present
Member Robert Simpson, Alt.	Absent
Member Michael Treybich, Alt.	Absent

#### **AGENDA ITEMS**

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

##### **1. CHICK-FIL-A – 2550 SOUTH ROAD**

**SEQRA Review, Amended Site Plan Review, and Architectural Review** for a proposed quick-serve restaurant with a dual lane drive-thru. The proposed activity includes demolition of the former IHOP building structure and the construction of a new ±5,400 square foot restaurant. 2550 South Road. ±1.96 acres (primary parcel under review); Grid #: 6160-01-041616 (primary parcel under review); for circulation and parking purposes: 6160-01-027668; 6160-01-075610; 6160-01-047553; 6160-01-025534; Shopping Center Business (B-SC) Zoning District; Unlisted Action; *Chick-fil-A, Inc c/o John Martinez (Applicant); and 402 Carlisle Realty LLC; Halper, Emanuel B. Trustee; and Knapp, Ronald Trustee (Owners).*

A motion was made to open the public hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0

A motion was made to adjourn the public hearing to September 18, 2025.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0

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 July 11, 2025.
2. NYS Department of Transportation comments dated July 8, 2025.
3. Town Traffic Engineering (AKRF) comments dated July 7, 2025.
4. Town Water Department comments dated July 7, 2025.
5. Arlington Fire Department comments dated July 7, 2025.
6. Town Zoning Department comments dated July 7, 2025.
7. Town Building Department comments dated July 2, 2025.
8. Town Engineering Department comments dated July 2, 2025.
9. Town Sewer Department comments dated June 27, 2025.
10. DC Planning and Development Department review.
11. Planning Board comments.
  - a. Confirm build year and update traffic analysis accordingly.
  - b. Evaluate safety of pedestrian connection between east side parking and west side parking.
    - i. Flashing beacons at the crosswalk were identified as a potential means to alert motorists to slow down, but consideration for additional traffic calming measures might need to be considered.
      1. Of course, this item needs to be part of any REA discussion between the applicant and the adjoining property owners.
  - c. Consider placement of electric vehicle parking. To meet Town code and Building code standards.
  - d. Screening any rooftop mechanicals. Planning Board does not want to see flat roof line. If there is a way to break up the roof line, that will aid architectural review.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 7-0

## 2. 7 SPRINGSIDE AVENUE RENOVATION

**Special Use Permit and Site Plan Hearing, and Architectural Review** for proposed conversion of an existing single-family home and attached 3-car garage into a mixed-use multifamily property for three (3) dwelling units (total 6 bedrooms) and one office of +/-703 SF, with a total 6 parking spaces. The existing home will be enlarged and remain as a single dwelling unit, two additional units will be built on top of the garage, and the garage will be converted into two parking spaces and a single-tenant office. 7 Springside Avenue; Zoned ATC (Arlington Town Center); 0.15 acre; Grid # 6161-07-710881; Type II Action; *Jessica Ramos, Applicant; Women of All Trades, LLC, Owner.*

A motion was made to open the public hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0

A motion was made to close the public hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0

A motion was made that the Planning Board find, in accordance with § 274-a(6) or § 277(4) of the New York State Town Law, and Town Code Section §210-93 inclusive of the criteria in subsection (D), that the proposed residential development presents a proper case for requiring a park or parks suitably located for playgrounds or other recreational purposes, but that a suitable park or parks of adequate size to meet the requirement cannot be properly located on the site plan; and that a fee in lieu of said land shall be paid to the Town as a condition of project approval.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 7-0

A motion was made that the Planning Board grant conditional special use permit and site plan approval for the 7 Springside Avenue Renovation 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's comments dated July 9, 2025.
2. Town Engineer CPL's comments dated July 7, 2025.
3. Zoning Administrator's comments dated June 30, 2025.
4. Water Department's comments dated July 7, 2025.
5. Sewer Department's comments dated June 26, 2025.
6. Building Department's comments dated July 1, 2025.
7. Highway Superintendent's comments dated July 7, 2025.
8. Arlington Fire District's comments dated July 7, 2025.
9. Standard conditions of approval.
10. Comments of the Planning Board meeting, including but not limited to the following:
  - a. Regarding the mature tree close to the west side of the existing residential structure, applicant stated the first goal of preserving it, but obtained Planning Board consent to remove it if needed in consultation with staff.
  - b. In response to a Board member's question about sprinklering all of the building, applicant stated the intention to do so in conformance with the Building Code inclusive of proposed third floor space designated for storage that is intended also as "occupiable" space.
  - c. For architectural review:
    - i. In the absence of color renderings, applicant described proposed white siding and dark gray asphalt shingles on the residential structure, and existing red brick veneer to remain on the existing garage.
    - ii. In response to Board discussion of HVAC equipment, applicant agreed to show proposed heat pumps to be located on structure sides away from the streets [north and east], below the height of the privacy fence.

11. Town Board approval of “No Parking” signage, per Board discussion of providing legal parking restrictions, signage and markings on both sides of Vandewater Avenue, subject to Town Board approval and coordination of posting it with Town Highway and Police Departments.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 7-0

A motion was made to accept architecture as presented.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0

**3. FRIENDLY HONDA - SERVICE BUILDING ADDITION**

**SEQRA Review, Site Plan Hearing and Architectural Review** for two service building additions total  $\pm 5,215$  SF on the existing 14,371 SF building with associated improvements on the motor vehicle sales and service site, amending a previously approved 2018 Phase II site plan for one 5,870 SF addition. The amendment involves one parcel on a common site plan of six parcels. 1143 Dutchess Turnpike; Zoned B-H (Highway Business); 2.9 +/- acres; Grid #6362-01-128675. SEQRA Negative Declaration dated 06/21/2012, reaffirmed 06/21/2018, Amended Site Plan approved June 21, 2018; *JMC Site Development Consultants, LLC on behalf of Dutchess Facilities Management, LLC., Owner.*

A motion was made to open the public hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0

A motion was made to close the public hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0

A motion was made that the Planning Board find that the Friendly Honda - Service Building Addition Amended Site Plan application involves incremental changes to the Friendly Honda Comprehensive Site Plan, Phase II Site Plan of negligible magnitude and scope, that are non-significant and consistent with the previous SEQRA Negative Declaration adopted by the Planning Board on June 21, 2012, for the 2012 Friendly Honda Comprehensive Site Plan (subsequently approved and extended to 2018), and as reaffirmed by the Planning Board on June 21, 2018 for the amended Friendly Honda Comprehensive Site Plan, Phase II Site Plan (subsequently approved and extended to April 1, 2027), and as modified by the proposed Friendly Honda - Service Building Addition application for amended site plan approval received June 23, 2025, with related plans and materials.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 7-0

A motion was made that the Planning Board grant conditional amended site plan approval for the Friendly Honda - Service Building Addition 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's comments dated July 8, 2025.
2. Town Engineer CPL's comments dated July 3, 2025.
3. Zoning Administrator's review of a subsequent submittal.
4. Water Department's review of a subsequent submittal.
5. Building Department's review of a subsequent submittal.
6. Arlington Fire District's comments dated July 7, 2025.
7. Comments of the Planning Board meeting: In discussion with the Board, applicant indicated: a) No new lighting is proposed on the service building or site; b) New AC units are proposed on the roof, will be visible from the back but not from the street; c) Delivery of vehicles does not occur on this portion of the site, it occurs at Friendly Honda facilities to the north [of Easy Street].

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 7-0

A motion was made to accept architecture as presented.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0

#### 4. **160 SALT POINT TURNPIKE**

**Site Plan Hearing and Architectural Review** for proposed conversion of a ±5,698 SF office building to multi-family residential use for six (6) dwelling units, parking, playground and greenspace. 160 Salt Point Turnpike; Zoned R-M (Residence, Multifamily) District; ±2.0 acres; Grid #6162-02-953737; Negative Declaration for an Unlisted Action adopted 05/15/2025; *Michael A. Fakhoury (Applicant), 160 Salt Point, LLC (Owner)*.

A motion was made to open the public hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0

A motion was made to close the public hearing

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0

A motion was made that the Planning Board grant conditional site plan approval for the 160 Salt Point Turnpike Site Plan 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's comments dated July 7, 2025.
2. Town Engineer CPL's comments dated July 7, 2025.

3. Town wetland consultant Aspen Environmental's comments dated July 8, 2025.
4. Zoning Administrator's comments dated July 7, 2025.
5. Water Department's comments dated July 7, 2025.
6. Sewer Department's comments dated June 26, 2025.
7. Building Department's review of a subsequent submittal.
8. Building Department Floodplain Administrator's comments by email dated May 13, 2025, as attached to Floodplain Development Permit issued May 13, 2025.
9. Dutchess County Department of Health's comments dated June 6 and June 23, 2025, and approval on the site plan prior to the Chair's signature.
10. NYS Department of Transportation's email notification dated July 7, 2025, and obtain NYS DOT permit prior to the Chair's signature.
11. Comments of the Planning Board meeting.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 7-0

A motion was made to accept architecture as presented, conditioned upon staff review and approval of the locations and screening of HVAC units ("splits") proposed for installation on building sides away from the streets and on the first floor level, to ensure no conflict with stairs, building access, floodplain elevation, etc, and to be screened with shrubs.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0

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

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

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0

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

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0

## ***C) PLAN REVIEWS***

### **1. ROUTE 9D – ELECTRIC VEHICLE FACILITY**

**SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural Review** for the construction of a ± 20,500 square foot electric vehicle sales and service facility with associated parking. Route 9D; ±4.39 acres; Grid #: 6158-01-390820; Highway Business (B-H) Zoning District; Type 1 Action; *O'Connor Management LLC (Applicant) and Socker Spring Park LLC (Owner)*.

A motion was made that the Planning Board declare its intent to serve as the Lead Agency, to coordinate the environmental review of the proposed project as a Type 1 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 the identified interested and involved agencies.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 7-0

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 July 11, 2025.
2. Town Zoning Department comments dated July 8, 2025.
3. Town Environmental Consultant (Aspen) comments dated July 7, 2025.
4. Town Traffic Engineering Consultant (JMC) comments dated July 7, 2025.
5. Town Water Department comments dated July 7, 2025.
6. Town Building Department comments dated July 7, 2025.
7. New Hamburg Fire Department comments dated July 7, 2025.
8. DC Department of Health comments dated July 7, 2025.
9. Town Engineering Department comments dated July 2, 2025.
10. Town Sewer Department comments dated June 24, 2025.
11. DC Department of Planning and Development review.
12. NYS Department of Transportation review.
13. NYS Department of Environmental Conservation review.
14. Planning Board comments.
  - a. Confirm that customer parking is sufficient. Are there contingency plans for accommodating more vehicles inside the security gate in the existing proposed parking spaces that perhaps serve as swing spaces? Provide information on services per day/week, timing of services (30 minutes/1hour/etc.). Provide any metrics that might help the Planning Board understand day-to-day operations.
  - b. Confirm that there is no need to accommodate electric vehicle charging stations in the customer parking area.
  - c. Consideration for autonomous vehicles.
  - d. Fire safety considerations: safety of firefighters and safety of the community.
  - e. SHPO avoidance area to be well protected.
  - f. Screening any rooftop mechanicals. Planning Board does not want to see flat roof line. If there is a way to break up the roof line, that will aid architectural review.
  - g. Provide information on battery storage (quantities), used and new. Provide more information about interior battery storage related to shipments/disposal.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 7-0

## 2. **19 REED ROAD AND 5 CHANNINGVILLE ROAD – LOT LINE REVISION**

**Lot Line Revision Review** for the conveyance of ± 2.00 acres from 5 Channingville Road to 19 Reed Road. 19 Reed Road and 5 Channingville Road. Residence, Single-Family 4-acre (R-4A) Zoning District. ±4.96 acres (19 Reed Road) and ±10.60 acres (5 Channingville Road). Type II Action; *Roosevelt Road Holdings, LLC and Ginny Hughes/Carly Franklin-Hughes/Jason Hughes, (Applicants and Owners)*.

A motion was made 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: 7-0

A motion was made that the Planning Board grant conditional lot line revision approval and also grant a one-time 60-day time extension, as permitted by Town Code, of said approval from Monday, September 15, 2025 forward to Friday, November 14, 2025, subject to the following:

1. Town Planning Department comments dated July 11, 2025.
2. Town Zoning Department comments dated July 7, 2025.
3. Town Water Department comments dated July 7, 2025.
4. New Hamburg Fire Department comments dated July 7, 2025.
5. Town Engineering Department comments dated July 1, 2025.
6. Town Building Department comments dated July 1, 2025.
7. Town Sewer Department comments dated June 24, 2025.
8. Planning Board comments.
  - a. Applicants to coordinate with Central Hudson as appropriate; work through the abandonment of an existing pathway to a patio also on Central Hudson property; abandon any unnecessary easements as a result of this proposed lot line revision.
  - b. Confirmation of whether or not the pool is being supported by the existing retaining wall. May require additional engineering review and consultation. If the pool is being relocated elsewhere on the property then this point may be moot.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 7-0

### 3. **DISH WIRELESS – 9-11 RAYMOND AVENUE**

**Architectural Review** for the proposed installation of a wireless telecommunications facility on an existing building rooftop. 9-11 Raymond Avenue; Zoned ATC (Arlington Town Center); ± 1.93 acres; Grid # 6161-08-770792; Type II Action; *DISH Wireless LLC (Applicant) and 9-11 Raymond Avenue, LLC (Owner)*.

A motion was made that the Planning Board grant a conditional architectural review approval for DISH Wireless - 9-11 Raymond Avenue, subject to the following comments:

1. Town Planning Department comments dated July 11, 2025.
2. Town Building Department comments dated July 7, 2025.
3. Town Water Department comments dated July 7, 2025.
4. Arlington Fire Department comments dated July 4, 2025.
5. Town Wireless Consultant (CityScape Consultants, Inc.) comments dated July 3, 2025.
6. Town Zoning Department comments dated July 3, 2025.
7. Town Engineering Department comments dated July 1, 2025.
8. DC Department of Planning and Development comments dated June 27, 2025.
9. Town Sewer Department comments dated June 24, 2025.
10. Planning Board comments.
  - a. 3M concealment film is acceptable to the Planning Board. Applicant to provide information on lifetime of 3M concealment film. Applicant to place notes in the plan set that document that all parts of each of the proposed structures (whole structure/antenna), currently proposed, and all future carrier components, are to be covered/wrapped in 3M concealment film.
    - i. Depending on information provided about 3M concealment film, staff may require the applicant to place a note in the plan set about replacement/reapplication of the 3M concealment film to be replaced/reapplied as necessary. Note language to be vetted by Planning Board counsel.

- b. Applicant to provide details about how the rooftop mechanicals withstand severe weather/lightning strikes.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 7-0

**D) OTHER BUSINESS**

**1. BP4 – WESTERLY HOUSE**

**Time Extension** of a conditionally approved site plan and special use permit for a proposed four-story multi-family structure for 20 residential units and parking on a site with an existing structure, access and utility easements over adjoining lots. 45 & 43 Springside Avenue; Zoned Arlington Town Center (ATC) and Residence Single Family 20,000 SF (R-20); ±1.548 acres & 0.323 acre; Grid #6161-08-791929 and -797913; Unlisted Action; *Tinkelman Architecture PLLC, Applicant; Built Parcel Four LLC, Owner.*

A motion was made that the Planning Board grant two (2) 90-day time extensions of conditional Site Plan and Special Use Permit approval from June 10, 2025, forward to December 7, 2025.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0

**2. HABITAT FOR HUMANITY SUBDIVISION-SUNSET AVE.**

**Time Extension** of a conditionally approved clustered subdivision of two vacant parcels into five new single-family parcels, a proposed Town road, connection to Town water and sewer services, stormwater facilities and other improvements. Sunset Avenue and Sunset Avenue-rear; Zoned R-20 (Residence Single Family 20,000 SF); 4.54 +/- acres and 0.15 +/- acre; Grid # 6162-05-085925 & -092918; SEQRA Negative Declaration for an Unlisted Action adopted 10/17/2024; *Habitat for Humanity of Dutchess County, Applicant and Owner.*

A motion was made that the Planning Board grant one (1) 90-day time extension of conditional Final Subdivision approval from August 19, 2025, forward to November 17, 2025.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0

**MOTION TO TERMINATE THE MEETING 7:40 PM**

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 7-0