

LEGAL NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Town Board, Town of Poughkeepsie does hereby set **Wednesday, June 2nd, 2021 at 7:00 p.m.** as the time, date and place of a public hearing to afford all interested parties an opportunity to be heard and to seek public comment in regard to the following:

A zoning text amendment to add a new use to the Institutional (IN) District allowing for a conference center on certain properties owned by a college or university by Special Permit (Zoning Amendment) in regard to a petition from Vassar College

Given the global COVID-19 pandemic, Town Hall is open to the public, but with very limited space and with special requirements (masks, social distancing, and sign-in) for public attendance. However, the Town Board meeting, inclusive of this public hearing, will also be accessible to the public through the media platform called Zoom in order to proceed with Town business while safely maintaining social distancing requirements.

Members of the community can access the Town Board meeting through Zoom by entering the

Meeting ID: 955 6367 3233

Password: 133376; or by following this link:

<https://zoom.us/j/95563673233?pwd=LzZSMjY2U3NNeUREbVlkYTlpNW8vZz09>

Through Zoom members of the community will be able to participate in the Town Board meeting via computer or phone audio. Members of the community can also simply call into the meeting using the following phone number: 1-929-205-6099 and the meeting ID and meeting password above. The meeting is also broadcast live on Cablevision Channel 22 and Verizon Fios Channel 38.

AND PLEASE ALSO TAKE FURTHER NOTICE that said proposed amendments are available in full with Exhibit to preview on our website @ www.townofpoughkeepsie.com -Look for the public hearing page, or contact the Town Clerk.

Likewise, if you wish to provide comments, but cannot attend in person or via the webinar-based Zoom meeting, please provide written comments to fsalvatore@townofpoughkeepsie-ny.gov by Tuesday, June 2nd, 2021 for distribution to members of the Town Board in advance of the meeting.

Felicia Salvatore, Town Clerk
Town of Poughkeepsie
May 7th, 2021

RESOLUTION 5:5 - #6 OF 2021

**A RESOLUTION OF THE TOWN BOARD TO SET A PUBLIC
HEARING ON A ZONING AMENDMENT PETITION
RELATING TO THE VASSAR INN AND INSTITUTE PROJECT**

WHEREAS, the Town Board had received a Petition from Vassar College requesting a zoning text amendment to add a new use to the Institutional (IN) District allowing for a conference center on certain properties owned by a college or university by Special Permit (“Zoning Amendment”); and

WHEREAS, Vassar submitted the proposed Zoning Amendment in connection with an Application to build the Vassar Inn and Institute project, a 50-room inn and a restaurant/conference center totaling approximately 48,000 square feet with parking and pedestrian improvements and road access from College Avenue, located on the same lot as the existing Alumnae House at 157-171 College Avenue in the Town of Poughkeepsie (tax parcel 6161-12-795630), which is under review by the Planning Board (“Application”); and

WHEREAS, the Town Planning Board is serving as the Lead Agency to evaluate the Petition and the Application in accordance with SEQRA, and on April 15, 2021 issued a Negative Declaration; and

WHEREAS, on April 15, 2021, the Town Planning Board also issued the requisite advisory report on the Zoning Amendment pursuant to Article XIV of the Town Zoning Ordinance, in which it recommended that the Town Board adopt a revised version of the Zoning Amendment as reflected in the draft attached hereto; and

WHEREAS, the revised version of the Zoning Amendment attached hereto is incorporated herein and the Town Board does hereby waive a verbatim reading of said Zoning Amendment and does direct that said Zoning Amendment be spread across the record as if it, in

fact, had been read verbatim; and

WHEREAS, the Town Board desires to conduct a public hearing on the version of the Zoning Amendment attached hereto on June 2, 2021; and

WHEREAS, the Town Board also desires to refer the version of the Zoning Amendment attached hereto to the Dutchess County Department of Planning and Development and municipalities adjoining the Town per the Town Code.

NOW THEREFORE BE IT RESOLVED THAT:

1. The Town Board hereby sets a public hearing on the proposed Zoning Amendment attached hereto for June 2, 2021 at 7:00 PM, or as soon thereafter as the matter may come to be heard, in Town Hall, One Overocker Road, Poughkeepsie, New York, and

2. The Town Board directs the Town Clerk to provide for public notice of said hearing per Town Code § 210-156 and the General Municipal Law, and

3. The Town Board directs the Town Clerk to send a copy of the attached version of the Zoning Amendment to the Dutchess County Department of Planning and Development for additional review under the General Municipal Law, as well as to the municipalities adjoining the Town of Poughkeepsie pursuant to Section 210-155 of the Town Code; and

4. The Applicant is directed to send notice to adjacent property owners per Section 210-156(B) of the Town Code.

Dated: May 5th 2021
Moved: Ann Shershin
Seconded: Michael Cifone

Motion passes/ fails: Ayes 6 Nays 0

DC/mem * via zoom
PRESENT/ABSENT Councilman Renihan
PRESENT/ABSENT Councilman Carlos
PRESENT/ABSENT Councilwoman Lopez
PRESENT/ABSENT Councilman Cifone
PRESENT/ABSENT Councilman Krakower
PRESENT/ABSENT Councilwoman Shershin
PRESENT/ABSENT Supervisor Baisley

AYE	NAY	ABSTAIN
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Absent</u>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Proposed Zoning Amendment Permitting a “College/University Conference Center”
in the Institutional (IN) Zoning District**

1. Amend §210-9 of the Town of Poughkeepsie Zoning Code entitled “Definitions,” as follows:

Add the following definition:

COLLEGE/UNIVERSITY CONFERENCE CENTER

A facility which provides for activities consistent with the educational mission of a college or university that is licensed by the Board of Regents of the State of New York, including but not limited to educational and professional conferences, seminars, symposiums, and other meetings or events. This use is subject to §210-62.2.

2. Amend Section 210-38(C), to add a new subsection entitled “College/University Conference Center” to the list of Special Uses permitted in the Institutional (IN) District, subject to both special permit and site plan approval from the Planning Board, as follows:

(5) **College/University Conference Center, subject to §210-62.2.*

3. Add a new section, §210-62.2, to Article VIII, Supplementary Regulations, as follows:

§210-62.2 College/university conference center.

A. *Purpose. It is the purpose of this section to allow for a college/university conference center use associated with and in support of an existing college or university that is licensed by the New York State Board of Regents, and which is primarily designed to further the educational mission of such college or university, while at the same time encouraging walkability, discouraging excess vehicular traffic, and supporting existing town center districts.*

B. *Where permitted, a college/university conference center shall comply with the following requirements:*

1. *The conference center shall be on a lot owned by a college or university (or an affiliated entity).*
2. *The conference center shall be located on or adjacent to the main campus of such college or university. A conference center is not permitted at a satellite location of the college or university.*
3. *The conference center shall provide activities consistent with the educational mission of the college or university, such as educational and professional conferences, seminars, symposiums, and other meetings or events. Permitted events include events for alumni, staff, students and their families, prospective students and their families, and invitees of the college/university, or a combination thereof. The use of the conference*

center and associated facilities may be offered to the public, including for events not sponsored by the college/university.

- 4. The conference center shall be within walking distance, defined to be within approximately a quarter mile, of a town center district.*
- 5. The conference center may include guest accommodations for transient lodging, not to exceed a maximum of 50 guest rooms/suites. Such guest accommodations may include pool, fitness facilities, and other customary facilities accessory to lodging intended for the use of the guests. The guest rooms may be offered to the public.*
- 6. The conference center may include restaurant facilities which may be open to the public, and catering facilities which may be offered to the public.*



Town of Poughkeepsie

Planning & Zoning

#6

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone
845-486-7885/790-4772 Fax

State Environmental Quality Review NEGATIVE DECLARATION Notice of Determination of Non-Significance

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act (“SEQRA”)) of the Environmental Conservation Law.

The **TOWN OF POUGHKEEPSIE PLANNING BOARD**, as lead agency, has determined that the proposed action described below will not have a significant environmental impact and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Vassar College Institute for the Liberal Arts

Name of Applicant: Vassar College

SEQR Status: Type 1
Unlisted

Conditioned Negative Declaration: Yes
 No

Description of the Action and Background:

The action (originally referred to as the “Vassar College Inn and Institute”) consists of an application dated March 22, 2019 submitted by Vassar College (“Vassar”) to the Planning Board of the Town of Poughkeepsie (the “Planning Board”) for site plan, architectural and aquatic resources permit approvals, as well as a zoning text amendment recommendation to the Town Board, to permit the construction of a 2-story conference center (±195 seats), with an associated 3-story hotel of 50 rooms and restaurant with outdoor dining (±120 seats), for a total of 48,142 square feet (“SF”) of building area. Other proposed changes to the site include parking and pedestrian improvements, demolition of the existing Williams Hall (3 buildings) and a single-family residence, and road access from College Avenue. (the “Project”). The Project is located on the same site as the existing Alumnae House, a ± 8.66-acre parcel having an address of 157-171 College Avenue and bearing grid number 6161-12-795630.

The Project site is located in the Institutional (IN) district. The proposed use (conference center, with associated inn and restaurant) is not listed among the permitted or specially permitted uses in that district. Therefore, in June 2019, the applicant proposed a text amendment to the Town Board to amend the Town’s zoning code to add, as a specially permitted use, a “College/University

Conference Center.” Because the change would apply to the entirety of the IN district, which comprises several hundred acres, the Project (inclusive of the text amendment) has been classified as a Type I action pursuant to 6 NYCRR 617.4(b)(2), as it constitutes “the adoption of changes in the allowable uses within any zoning district, affecting 25 or more acres of the district.”

This Determination of Non-Significance first analyzes the proposed development of the Project site and then analyzes the potential environmental impacts of the proposed zoning text amendment.

As noted, the Project site is in the IN district. It is bordered by, and located across the street from, properties in the same zoning district. The parcels directly across Raymond Avenue and the parcel directly across College Avenue also are zoned IN. The site also is bordered by properties with commercial zoning (Arlington Town Center (“ATC”)) and multi-family zoning (Residence, Multi-family (“R-M”)). Despite the existence of single-family residences in the area, the Project site is not adjacent to any parcels having this zoning designation. Several of the adjacent single-family residences are actually located in the IN zone and are lawful nonconforming uses. The others are in the R-M district. If the three adjacent single-family residences in the R-M district, two are owned by the applicant.

The submitted materials and the Project have been refined several times since the original submission in response to numerous comments from the Planning Board and the public. Among the notable Project changes since the first submission are the following:

- The Project site contains a lawn area that historically has been utilized by the public as open space, including for a seasonal weekly farmers’ market. Part of that lawn area is proposed to be occupied by the buildings and other site improvements associated with the Project. The loss of this open space, and the potential loss of the remaining open lawn area to future development, was the subject of many Planning Board and public comments, notwithstanding the fact that this space is privately owned and public access to it could be restricted or eliminated at any time, without any recourse by the Town or the public. In the current proposal, the applicant has agreed to maintain the remainder of the open space (approximately 63% of the existing lawn area) as open space in perpetuity, forever preserving this space as a public benefit.
- The speed of traffic along College Avenue has been a concern for residents of the area, the traveling public and pedestrians. In addition, the adequacy of parking in the area has been a concern. The applicant has voluntarily agreed to install off-site traffic calming measures on College Avenue which will reduce the speed of traffic on the street, make it safer for residents and pedestrians, and beautify the area with landscaped medians. In addition, the applicant will install publicly available on-street parking.

Although a discussion of alternate sites (as opposed to alternate locations within the proposed site) is not required unless a lead agency determines that it will issue a positive declaration under SEQRA, at the Planning Board’s request, the applicant provided information concerning the criteria it used to select the current site, and why it preferred this location to potential alternate sites for the proposed use. The applicant’s stated reasons for choosing the proposed site included a desire to be near, but

not on, the main campus, to create a conduit between the campus and the community while also providing a retreat-like setting for the Vassar community when participating in Institute events. The applicant also desired the location to be near the Arlington business district to allow users of the conference center to easily walk there to shop and dine, benefiting the businesses in the area. The applicant also desired that the new use be near the existing Alumnae House, which is located on the Project site. The applicant noted that Alumnae House contains social spaces and allows for some overnight accommodations. The applicant believes that by being in close proximity, the two uses have the potential to benefit each other. The applicant asserted that it is important to Vassar to maintain the natural setting of the campus and its periphery. The area selected for the proposed use needs sufficient land for the function of the facility and associated parking while still allowing sufficient green space to be maintained. In addition, the applicant recently shared its plans for the construction of a new Admissions and Career Education building on the north edge of campus near the tennis courts and the North Parking Lot. This area had been suggested by members of the Planning Board and the public as possibly being a better site for the Project than the proposed location.

The Planning Board has considered the action as defined in §§617.2(b) and 617.3(g) of the SEQRA regulations, has reviewed Part I of the Environmental Assessment Form (“EAF”), last revised March 21, 2021 (prepared by the applicant), and Parts II and III (prepared by the Town) to identify the relevant areas of environmental concern, and has considered the impacts that may reasonably be expected to occur from the Project, assessed in connection with the Project’s setting, the probability of occurrence, duration, irreversibility, geographic scope, magnitude and the number of people affected, and has reviewed all documents and comments in the record, including the applicant’s submittals, public comment and reports and comments from Town staff and consultants, and has analyzed the identified relevant areas of environmental concern to determine if the action may have a significant adverse impact on the environment. As discussed in more detail herein, the Planning Board finds that the proposed action will not have a significant adverse environmental impact.

Location:

157-171 College Avenue, Town of Poughkeepsie, Dutchess County, New York.
Tax parcel number 134689-6161-12-795630
Institutional (IN) Zoning District

Procedural History

The Planning Board first considered the application on April 18, 2019 and on that date declared its intent to be lead agency for a coordinated SEQRA review of the action. On July 18, 2019, the Planning Board received a proposed zoning text amendment referral from the Town Board which, together with project revisions, resulted in a new SEQRA lead agency circulation. Involved and interested agencies were identified, and the lead agency intent and relevant materials were circulated. Among others, the notice of intent was circulated to the Town Board, the Zoning Board of Appeals, United States Army Corps of Engineers, the New York State (“NYS”) Department of Environmental Conservation (“DEC”), the NYS Department of Health, the NYS Department of Transportation, the NYS Department of Parks, Recreation and Historic Preservation, and the

Dutchess County Department of Behavioral and Community Health. No objections were received, and the Planning Board subsequently assumed the role of lead agency for the Project. Subsequent submissions were circulated to the same list, as well as to the Town Highway and Building Departments.

The Project was discussed by the Planning Board at meetings held on April 18, 2019; July 18, 2019; September 19, 2019; May 21, 2020; June 18, 2020; February 4, 2021; and April 15, 2021. A duly noticed public hearing was opened on September 19, 2019 and adjourned at various dates thereafter. The public hearing was re-noticed for the June 18, 2020 meeting, since the March 19, 2020 Planning Board meeting was canceled due to COVID-19. Public comments were received during public hearings held on September 19, 2019; May 21, 2020; June 18, 2020, and April 15, 2021. The public hearing remains open.

Documents, Studies, Materials and Comments Reviewed and Considered by the Lead Agency

The applicant submitted application materials to the Planning Board, acting also as lead agency, inclusive of a Part 1 Full Environmental Assessment Form (“FEAF”), and drafts Parts II and III for the Board’s consideration. Additional materials submitted by the applicant included but are not limited to a site plan set including landscaping plans, stormwater controls, engineering memoranda, legal memoranda, PowerPoint presentations, and numerous responses to comments.

The Project generated significant public interest. Numerous written and oral comments were received, and documentary evidence submitted. At each of the regularly scheduled public meetings where this Project was on the agenda, an opportunity for public comment was given (even when the matter was not scheduled for a public hearing), and public comments were received at the majority of these meetings. For those opposed to the Project, the comments predominantly concerned the following areas: the proposed demolition of Williams Hall; the reduction in open space discussed above, the location and scope of the Project, including its impact on traffic and publicly available parking; and the aesthetics of the Project and its potential impact on community character. The comments received by those who supported the Project predominantly concerned the positive effects that the conference center and associated uses were anticipated to have on the adjacent Arlington Business District (the Project is adjacent to the Arlington Town Center) and the jobs to be created both by the construction and the operation of the conference center, restaurant and inn. In addition, the applicant noted that the Project would fulfill a need within the Vassar College campus for a gathering space for large crowds for conferences and meetings.

Written and oral comments also were received from Town Planning, Engineering, Zoning, Water, Sewer, Highway and Building Departments; the Planning Board consulting engineer (CPL); Arlington Fire District; and the Dutchess County Department of Planning and Development.

Reasons Supporting This Determination:

1. Impacts on Land

The construction of the Project is planned to be done in one phase over an approximately 24-month period. Construction of the Project and related on-site and off-site improvements will result in the temporary disturbance of more than one acre; as noted elsewhere, a Stormwater Pollution Prevention Plan (“SWPPP”) is required, in conformance with SPDES General Permit 0-20-001 as well as the New York State Standards and Specification for Erosion and Sediment Control (the “Bluebook”). The SWPPP will be verified by, and drafted to the satisfaction of, the Town Engineer. No construction is anticipated to occur on land where depth to water table is less than 3 feet. Approximately 8% of the site contains slopes of 15% or greater which may be disturbed by the Project. Appropriate measures have been incorporated into the Project design to mitigate any potential adverse environmental impacts from this disturbance. Less than 1% of the site contains areas of exposed bedrock. No blasting is proposed as part of this project. The proposed action does not involve the excavation and removal of more than 1,000 tons of natural material, the threshold set by NYS DEC as potentially constituting a moderate impact. No permanent negative environmental impact to land is anticipated from the proposed action.

2. Impact on Geological Features

No unique or unusual landforms, including but not limited to, dunes, caves, or cliffs, are located on or adjacent to the site. As such, no negative environmental impact on geological features is anticipated from the proposed action.

3. Impact on Surface Water

No wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes) are located on or adjacent to the site and no new water bodies will be created as a result of the Project. No dredging is proposed. As noted above, a SWPPP is required. Although the Project site contains no wetlands or other bodies of water, the Project includes the construction of a new Town sewer line which will extend south of College Avenue to the existing manhole on the opposite side of the road. An area of United States Army Corps of Engineers (“USACOE”) regulated wetlands will be temporarily impacted by the installation of the sewer line. The proposed wetland disturbance is less than a tenth of an acre and will not require any project-specific permit from USACOE. Additionally, the area of disturbance within the wetland and buffer (~2,516 SF) does not meet the Town’s threshold of 0.1 acres (4,356 SF) and therefore does not require a Town aquatic resource permit. No negative impacts to surface water resources are anticipated to result from the Project.

4. Impact on Groundwater

The Project will be supplied by municipal water and sewer. The Town water and sewer departments have indicated that capacity is available and have indicated their preliminary acceptance of the design proposed by the applicant. The Project will not use, or create a new demand for, ground water. No wells are impacted by the proposed action. The Project is not anticipated to introduce any

contaminants into groundwater or any aquifer. It will not include or require wastewater discharged to groundwater. The SWPPP prepared for the proposed action includes infiltration practices which will recharge groundwater aquifers and reduce runoff. Treatment practices to remove contaminants will be provided upstream of all infiltration facilities as required by the NYS DEC Stormwater Management Design Manual. There will be no storage of petroleum or chemical products on site, and there will be no treatment, generation, storage or disposal of hazardous waste on the site. No negative impact on groundwater is anticipated to result from the Project.

5. Impact on Flooding

The Project is not located within or near a 100-year or 500-year floodplain. However, as noted above, a very limited portion of the proposed Town sewer extension is located within a small area of USACOE regulated wetland and unregulated wetland buffer, and is also within the 100-year floodplain. The impact will be temporary and will not impact floodplain function.

Modifications to existing drainage patterns will be required due to the demolition of the Williams Hall buildings and the construction of a new building. The applicant has provided a drainage plan which has been reviewed by the Town Engineer and found to be satisfactory. The drainage plan and the SWPPP for the Project fully mitigate any impacts from the changes to drainage on the site.

No negative impact on flooding is anticipated as a result of the Project.

6. Impact on Air

During construction, local air quality in the immediate vicinity of the site may be temporarily affected as a result of excavation activities and the movement of construction vehicles. Once constructed, the Project's operation will have no impact on air quality. Because potential impacts to air quality would be temporary and of relatively short duration, they are deemed to be small impacts. No long-term adverse impact on air quality is anticipated from the Project.

7. Impact on Plants and Animals

The applicant has proposed a landscaping plan, and modified the proposed layout of the on-site parking area, moving the area east, significantly further away from western site boundary. The shift of the area east creates a significantly larger buffer area between the Project and the site boundary and nearby residences, allowing for installation of a naturalized storm water basin in the area and for the installation of more mature, large-caliper (4-inch diameter at breast height) trees along the western periphery of the parking area, further buffering views of the Project from the west. The action will not result in the loss of fauna. The Project will be constructed on land that is currently developed or that is currently a lawn area. A row (allee) of mature trees lining Raymond Avenue will be preserved. A U.S Fish and Wildlife Service IPaC report was generated for the project area and notes that Indiana and Northern long-eared bats are endangered and threatened species, but that there is no habitat for either species at the Site. There will be some removal of individual trees within the Project area, but removal will comply with NYSDEC guidelines by taking place between October 1st and March 31st of the year. No habitats are located on the area of the Project site that

will be disturbed, and no loss of habitat will occur. Accordingly, no adverse impacts to state or federal threatened or endangered species are anticipated from the Project.

8. Impact on Agricultural Resources

No agricultural resources are located on or adjacent to the site, and the proposed use of the site will have no impact on any agricultural land. The Project may impact Haven Loam soil, which is classified as Prime Farmland soil. However, for a number of reasons, including the size of the site, the historic use of the site, and the surrounding property uses, the site is not suitable for, and extremely unlikely to be used for agricultural purposes. As such, no negative environmental impact on agricultural resources is anticipated from the Project.

9. Impact on Aesthetic Resources

The Project is not visible from any officially designated federal, state or local aesthetic or scenic resources and will not interfere with any officially designated scenic views. As such, no negative aesthetic environmental impact is anticipated from the Project.

10. Impact on Historic and Archeological Resources

The Project contemplates the demolition of Williams Hall, three buildings which are eligible for listing on the National and State and Register for Historical Places (161, 162 and 165-69 College Avenue). In addition, the Project is located on the same site as the Alumnae House. These facts generated a substantial amount of public comment, predominantly in opposition to these aspects of the Project.

Williams Hall historically has been used by the applicant for faculty housing. At the time that the application initially was received, Williams Hall was occupied, and some of the concerns of the Planning Board and the public included the displacement of these individuals, some of whom had resided at Williams Hall for decades. Those residents have since been relocated and the buildings are now vacant.

Both Williams Hall and Alumnae House were built by the prestigious architectural firm Hunt & Hunt and are examples of the Tudor Revival style. Alumnae House has been identified by various sources as a significant example of the work of Hunt & Hunt. In contrast, Williams Hall is not noted in historic surveys as a unique or important example of the firm's contributions to the Tudor Revival movement. This is likely due to the inferior design of Williams Hall, and lower quality materials used to construct it. The use of lower quality materials has resulted in a faster deterioration, which has accelerated in recent times as evinced by significant cracking in the exterior finish, as well as failing roof shingles and flashing. Many of the original exterior features on the Williams Hall buildings have been damaged or removed over the years, including the removal of the original windows and exterior treatments. In addition, numerous internal renovations have occurred over the years, resulting in the loss of the original apartment layouts designed by Hunt & Hunt.

It was suggested by some members of the public that the landscape design for the site was completed by the Olmsted Brothers and should be landmarked independently of the structures. However, it is

not certain whether the Olmsted Brothers' design was ever implemented. The Olmsted plans submitted to the Town Board do not reflect the landscaping that has been maintained at the site.

An Alternatives Analysis was completed by the applicant and submitted to the NYS Office of Parks, Recreation and Historic Preservation ("OPRHP") for review and acceptance. NYS OPRHP determined that demolition of Williams Hall would have an adverse impact on historic resources but that there were no prudent or feasible alternatives to lessen or avoid this adverse impact, such that the Project could proceed, subject to a Letter of Resolution ("LOR") with Stipulations inclusive of documentation, reuse and salvage of building elements. The applicant has committed to the following actions:

- Preparation of a structure documentation report, with a fully digital scan of the interior of the existing buildings to create a visual record as of 2020 (which has been completed and submitted to OPRHP).
- Creation of a digital history of Williams Hall, placing photographs, letters, and other archival materials in context with 3D photographs of the buildings, which will be available to the public through an online platform, as well as through an interactive display in a public area of the new Project building. The lectern with display will be built from reclaimed flooring from Williams Hall, bringing together digital and physical preservation of the facility.
- A public artwork by the artist Mark Dion entitled "The Vassar College Atheneum" has been commissioned and will be displayed in the lobby of the new Project building to showcase the history of Vassar College, which will also be showcased through an exhibition of masterworks and Vassar College cultural materials, including artifacts from Williams Hall.
- The applicant is exploring the potential reuse of the roofing slate as hardscaping in the landscape design for the Project, and potentially for other decorative or functional uses within the new building, depending on condition when removed.
- In compliance with the LOR, the applicant has contacted multiple restoration and salvage contractors in the Northeast. Additionally, Vassar College Facilities Operations will be salvaging items to use in future replacement of other similar items on-campus.

On March 30, 2020, OPRHP, NYS DEC and the applicant fully executed an LOR permitting the demolition of Williams Hall, subject to certain conditions.

On December 16, 2020, the Town of Poughkeepsie Town Board decided not to designate Williams Hall a landmark under Chapter 126 of the Town Code.

Finally on this point, it is important to note that, if the applicant withdrew the pending application to develop the Project site, based upon the LOR from OPRHP, it could seek, and would be issued, a demolition permit from the Town for the removal of Williams Hall. The issuance of the demolition permit does not require Planning Board approval.

Of necessity, any construction will alter the Project site and setting, and introduce new visual elements. Arguably, any new construction that is not done in the Tudor Revival style would be out of character with the site. However, as discussed in Section 18 below, the architectural styles of the surrounding area are very eclectic, and the site should not be viewed in a vacuum. The applicant has worked to incorporate some traditional visual elements from the adjacent buildings, including Alumnae House, and the surrounding area into the Project design, while also taking inspiration from the more modern structures in the area and looking forward toward future architectural styles. The architectural style of the proposed building, standing alone, does not constitute a significant adverse environmental impact to Historic Resources.

The fact that the structures could be demolished independent of the pending application, combined with the issuance of the LOR allowing the demolition from OPRHP, the denial by the Town Board of the application to designate Williams Hall as a landmark pursuant to the Poughkeepsie Town Code, and the poor condition of these structures leads to the conclusion that, while the demolition of Williams Hall will have an adverse impact on cultural resources listed or eligible for listing on the state or federal lists of historic places, the proposed actions sufficiently mitigate the adverse impact.

11. Impact on Open Space and Recreation

The Project site is entirely privately-owned. As noted above, the site contains a lawn area that historically has been utilized by the public as open space, including for a seasonal weekly farmers' market. Part of that lawn area is proposed to be occupied by the buildings and other site improvements associated with the Project. The loss of this open space, and the potential loss of the remaining lawn area, was the subject of many Planning Board and public comments. Many members of the public would prefer to see all open space in the Town, including this lawn area, remain as open space in perpetuity. The Planning Board, however, is constrained to recognize that applicants generally have the right to develop their property for allowed uses, and this applicant is no exception. Members of the public expressed the opinion that the entirety of this open space should be preserved, notwithstanding the fact that this space is privately owned and that, absent this application, the applicant could restrict or eliminate public access to this area at any time, without any recourse by the Town or the public.

In the current proposal, the applicant has agreed to maintain the portion of the open space not occupied by the Project as open space in perpetuity, forever preserving this space as a public benefit. This permanent preservation of the remaining open space can be viewed as an improvement over the current conditions by which the public's use of the area could be eliminated entirely. The agreement to maintain the open space in perpetuity would be secured by a legal document approved by Town Counsel and filed with the Dutchess County Clerk. The entire property, including the protected open space, would continue to be owned and maintained by the applicant. It is not proposed to be dedicated to the Town as parkland, which would require maintenance of the same by the Town, and which would subject the Town to potential liability for any activities thereon.

As noted in Section 18 below, the Poughkeepsie Town Plan contains a map that shows development of the Project site on a scale significantly greater than that currently proposed. In addition to

retaining Williams Hall, it shows the existence of two large corner buildings which eliminate the vast majority of the existing open space, leaving only a remaining “green” of 100 feet by 180 feet. Renderings in such plans are typically illustrative and not determinative. But the illustration does conceptually show a combination of increased development of the corner of the Project site and decreased open space.

The boundaries of the open space being utilized by the Project versus what will remain are somewhat difficult to quantify, in part because a portion of the Project is to be located on the site where Williams Hall currently sits (not currently open space) and a portion of the new construction will be on land that is currently open space. In its submissions, the applicant identified the total area of the currently existing lawn area to be 1.37 acres. Following the construction of the Project, the applicant indicates that .86 acres will remain as open space and be permanently preserved, amounting to 63% of the current open space.

While it is true that some portion of open space historically utilized by the public (but privately owned) will be lost due to the Project, a portion of the same open space also will be permanently preserved, an environmental benefit which does not exist at the present time. The permanent preservation of the remaining open space sufficiently offsets the adverse environmental impact of the loss of the other open space.

12. Impact on Critical Environmental Areas

The Project site is not located in or adjacent to any critical environmental area. As such, no negative environmental impact to any critical environmental area is anticipated from the proposed action.

13. Impact on Transportation

Traffic

The Project will not result in a change to existing transportation systems. While there will be an increase in traffic resulting from the Project, that increase will not exceed the capacity of the existing road network. The size of the proposed parking lot is well below the threshold (parking for 500 vehicles) to constitute a potentially adverse impact. The Project will not alter the present pattern of movement of people or goods. The proposed action will not degrade existing transit access, or existing pedestrian or bicycle access. In contrast, particularly on College Avenue, pedestrian access will be improved. Minor changes also are proposed to be made to NYS Route 376 (Raymond Avenue), including signage and a sidewalk curb cut for a large truck loading area, and a flashing sign for the existing crosswalk near the College Avenue roundabout. The various intersections around the Project site were found to operate at acceptable levels of service. The traffic information was reviewed by both NYS DOT and the Town’s traffic consultants, JMC, and additional improvements were proposed. The Town’s traffic consultant is satisfied that no significant traffic concerns are raised by the Project and a letter of SEQRA approval for the Project from NYSDOT was received on February 10, 2020.

Parking

The applicant analyzed three potential parking scenarios: normal occupancy of the 50-room hotel; full occupancy of the hotel, plus full occupancy of the restaurant with no overlap in patrons; and full occupancy of the inn and restaurant, together with a conference of 150 people, with no overlap in patrons. The applicant proposed a detailed Parking Management Plan (“PMP”) to deal with scenarios 2 and 3 and to mitigate potential impacts on parking in the Arlington vicinity of the Project. In response to variable combined parking demand by the three project uses, the applicant would utilize 60 spaces of on-site parking. Valet parking would increase on-site capacity to 89 spaces (67 valet spaces and 22 self-park spaces). The applicant will employ a range of active management strategies to utilize off-site parking at specified campus locations for larger events. The PMP includes a monitoring protocol with reports to the Town to ensure its effectiveness, and legal agreements to incorporate off-site parking into the Site Plan. It also proposes potential implementation of a land banked parking area of 75 spaces next to the main campus south lot (“on hold” from the previous Vassar Science Building project) if the PMP is not sufficient. The third scenario would be the “worst case scenario” in terms of parking demand, and is anticipated to occur only in rare instances, as the applicant will be in control of bookings at the hotel and conference center. The Planning Board observed that the applicant historically has routinely accommodated a significant number of visitors to the campus during graduation and homecoming events with no adverse parking impacts on the surrounding area. The Town’s traffic consultants, JMC, opined that the PMP provides sufficient parking to accommodate the three scenarios. None of the three scenarios require use of any of the existing or newly demarcated on-street parking spaces, or those currently servicing Alumnae House, in the required parking calculations. Accordingly, with the implementation of the Parking Management Plan and the on-street modifications to College Avenue, the Project as proposed will have no significant adverse impacts on traffic and parking.

No significant adverse impacts to traffic or transportation are anticipated from the Project.

14. Impact on Energy

The proposed building will utilize geothermal heating and cooling, state-of-the-art energy efficiency systems, and an all-electric kitchen. The applicant has been awarded a \$1.17 million grant from New York State Energy Research and Development Authority (“NYSERDA”) in support of sustainability programs and initiatives associated with the Project. The Project will not result in an increase in the use of any form of energy. It will not require additional electrical utility infrastructure, and does not meet any of the other thresholds deemed significant by the NYS DEC. Accordingly, no adverse impact on energy is anticipated to result from the Project.

15. Impact on Noise, Odor and Light

Noise

Minor temporary increases in noise levels are likely to occur during construction from the necessary use of construction equipment. Construction activities will be required to comply with all Town noise ordinances (Town Code Chapter 139) during construction, which include limits on

construction operating hours, and limits on noise levels at the adjoining property line and at a distance of 50 feet from the source of the noise, to ensure that noise related impacts do not interfere with the quiet enjoyment of nearby properties. No blasting is proposed as part of this Project. Once completed, the Project is not anticipated to generate any noise above allowed levels.

Odor

With respect to odor, construction may result in some temporary and localized exhaust odors associated with operation of construction machinery. Such potential impacts would be minor and short term. Once completed, the Project is not anticipated to generate any odors.

Lighting

Site lighting will conform to the Town Code, and will not shine onto adjoining properties or create any sky-glow brighter than existing area conditions.

Accordingly, the Project is not anticipated to have any significant adverse impacts on noise, odor or light.

16. Impact on Human Health

The proposed action will not generate any new sources of contaminants nor cause any exposure to existing sources of contaminants. The Project is not anticipated to have any adverse effect on human health.

17. Consistency with Community Plans

Both the Project site and the surrounding area are discussed in the Poughkeepsie Town Plan, which was adopted by the Town Board on September 26, 2007. Section 4.8 states “Areas surrounding large institutions such as . . . Vassar . . . should be considered economic development opportunity zones for both related new business development and convenient, walkable service centers . . .” (Plan, p. 31) The discussion of Arlington Town Center begins at page 60 of the Plan. The first point made in this discussion is that “Arlington has been fragmented by over-scaled highways, automobile-oriented site plans, and lack of good pedestrian connections . . . The Raymond Avenue area between Vassar College and Main Street is the historic heart of Poughkeepsie’s Town Center, by far the best place in Town to reinforce a walkable neighborhood and main street business district, integrated with the college and featuring smaller-scale shops, restaurants with outdoor dining, and into-the-evening activities.” (Plan, p. 61) The Project site is depicted as part of “Map 9” of the Plan, found in the Plan appendix, which shows the Town’s goals for the area. The map is captioned “Arlington Center Design Alternative.” Renderings in such plans are typically illustrative and not determinative. But the illustration does conceptually show a combination of increased development of the corner of the Project site and decreased open space. As relevant to this application, the map shows two distinct large buildings occupying the corner of Raymond Avenue and College Avenue, adjacent to the existing three buildings that comprise Williams Hall, and a reduction in the amount of existing open space, conceptually leaving only a remaining “green” of 100 feet by 180 feet. The

Project proposes to eliminate the Williams Hall buildings, such that the area now proposed to be occupied by structures is not as substantial as that which is shown on conceptually on Map 9 of the Poughkeepsie Town Plan. Also, more of the lawn is being preserved than shown in that rendering and, as noted elsewhere, will be preserved as open space in perpetuity.

As set forth below, the applicant has proposed a text amendment to the Town Code to add a “College/University Conference Center” as a specially permitted use in the IN district. Town Staff and counsel have made some modifications to the proposed amendment, and the revised draft is before the Planning Board for referral to the Town Board. Upon the enactment of that zoning code amendment, the Project would be compliant with all zoning requirements. No variances are anticipated to be required.

The Project proposes an educational use in the IN district designed for such uses and is consistent with current surrounding land use patterns. There is no residential component to the use, so it will not result in an increase in the Town’s population. It is adjacent to infrastructure which can support the use.

For the foregoing reasons, the Project is not inconsistent with community plans.

18. Consistency with Community Character

The Project site is located in the Institutional zoning district. The Vassar College campus comprises essentially the entirety of the IN district adjacent to the Project site. Permitted uses in the IN district include colleges and universities, educational/vocational training centers, hospitals, clinics, laboratories (dental, medical and radiological), libraries, offices, places of religious worship and schools. It cannot be said that the proposed structure is inconsistent with the mass, size and scale of allowed uses in the district.

Residences are not permitted in this zoning district and no single-family residential zoning districts border the Project site. Several of the existing single-family homes affected by the Project are located across College Avenue on property that also is in the IN District, making them non-conforming. Others are in the R-M district.

The Project site is bordered by, and located across the street from, properties in the same zoning district. The parcels directly across Raymond Avenue and the parcel directly across College Avenue also are zoned IN. The site also is bordered by properties with commercial zoning (Arlington Town Center (“ATC”)) and multi-family zoning (Residence, Multi-family (“R-M”)).

Uses in the vicinity of the Project include Vassar College uses, a funeral home, commercial uses, two apartment complexes (Vassar Tower and Collegeview Apartments), and single-family residences, 10 of which are owned by the applicant and 6 which are privately owned but rented to students or staff of Vassar College.

As noted in the preceding section, the Project proposes the demolition of Williams Hall, buildings which are eligible for listing on historic registers. The potential environmental effect of that determination is set forth in that section and will not be repeated here.

The Project's architecture combines a more traditional design for the hotel portion of the Project with a more modern glass cube structure to house the conference center and restaurant/catering use. The architecture of the Project is one of the more divisive elements of the Project. Some people like the more classic style of the hotel and dislike the modern cube, while others liked the glass design but disliked the hotel design. Still others disliked the design entirely. For purposes of this analysis, the relevant determination is not whether one likes or dislikes the design, but whether it can be fairly said to be so out of character with the district that it can be said to rise to the level of a significant adverse environmental impact.

Community character is a somewhat nebulous term that is difficult to define precisely, and the geographic scope of the "community" is often difficult to quantify. Opponents to the Project point out that there are no architecturally modern buildings in the immediate vicinity of the Project, asserting that the proposed structure is out of keeping with the character of the neighborhood. Proponents of the Project point to the Bridge for Laboratory Science and the College Center, among others, as existing examples of more modern, or non-traditional architecture down the street from the Project site and on the Vassar campus, asserting that the proposed design is in keeping with the character of the community.

The Town Code contains architectural review provisions in §210-53 which provides that "[n]ew construction shall be consistent with the architectural style of the district." The design of buildings in the surrounding IN district can best be described as an eclectic mix of traditional, modern, and contemporary architectural styles. If one includes nearby buildings that are not in the IN district, this conclusion is solidified.

The applicant provided a PowerPoint presentation to the Planning Board which included pictures of various buildings and architectural styles in the area. Alumnae House is on the Tudor revival and consists of three stories, and dormers with sloped roofs. The proposed hotel is three stories and contains dormers with sloped roofs. The dormers echo those of Alumnae House, being over double windows with divided panes. The nearby residential structures often also contain dormers. The fenestration of the hotel mirrors also echoes that of Alumnae House in scale and proportion. The applicant chose a dark palette for the hotel, similar to the siding on some of the buildings in the area, because dark siding "recedes into nature" and is not as visually prominent as lighter siding. The gabled roof mirrors similar roof structure found on the Davison House and the Clinton House. Various other examples of architectural details reflected in the design of the Project were presented, and reviewed by the Planning Board. The Vassar Center for Drama and Film was cited as an example of where a modern glass structure was immediately adjacent to a traditional historic masonry structure, an effect mirrored in the design of the Project, and numerous buildings blending glass and masonry were considered.

The applicant also provided visual simulations of how the Project would look from various vantage points. For the frontage on College Avenue, the lowered eave and dormers relate to, and are not out of character with, the residential scale of the buildings across the street. A view of the hotel was shown, with Alumnae House in the background, allowing for observation of the complementary rooflines. The glass surface of the conference center will reflect the surrounding trees and sky.

Given the eclecticism of the surrounding area, and the architectural reflection of various historic elements in the proposed design, it cannot be said that the architecture, standing alone, would have a significant, adverse impact on community character. And as there are no other elements of the Project that are not in keeping with the community character, it must be concluded that the Project will not have a substantial adverse effect on community character.

19. Other Potential Impacts

- A. The Project does not have a residential component and therefore would not result in an increase of school-aged children to the school district or an increased need for recreational amenities. The Project will not have a significant adverse effect on local community services such as police or fire protection.
- B. The proposed action would not result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment.
- C. When analyzed with two or more related actions, the proposed action would not have a significant impact on the environment and when considered cumulatively, would not meet one or more of the criteria under 6 NYCRR 617.7.

THE PROPOSED ZONING TEXT AMENDMENT

In June 2019, the applicant proposed a text amendment to the Town Board to amend the Town's zoning code to add, as a specially permitted use, a "College/University Conference Center." On June 19, 2019, the Poughkeepsie Town Board referred the proposed text amendment to the Planning Board as lead agency to be included in SEQRA review of the Project, and for an advisory zoning recommendation on the proposed zoning change. Staff and counsel evaluated and analyzed the proposed amendment both in terms of the Project and in terms of its applicability to the IN district as a whole and potential future development, and created a revised version of the proposed text amendment which was presented to the Planning Board on June 18, 2020 for their consideration. Subsequently, the applicant proposed some additional changes to the proposed amendment, some of which were incorporated into the draft that is being evaluated in this SEQRA analysis.

The proposed text amendment includes a definition of the use, and indicates that the use would be subject to both site plan and special use permit approvals. The use is intended to facilitate the educational mission of an existing college or university rather than being an independent commercial use. The proposed text amendment requires that the use be located on a lot owned by a college or university (or an affiliated entity), that it be located on or adjacent to the main campus of such college or university, and not at a satellite location, and that it provide activities consistent with the educational mission of the college or university. To facilitate the interaction between potential users and the Town businesses, the amendment also requires that the conference center be within walking distance, defined to be within approximately a quarter mile, of a town center district. These requirements are intended to ensure that a "college/university conference center" is a bona-fide facility of the college that owns and operates the facility.

Although the IN district comprises several hundred acres (requiring the designation of the Project as a Type 1 action), there are only three institutions that would be able to utilize the amendment: Vassar College, Marist College and Dutchess County Community College (part of the State University of New York). It is unlikely that each of these institutions would construct more than one conference center, but even were that not true, there is unlikely to be a proliferation of applications to construct conference centers. The limitation of the use to the IN District and the siting requirements effectively limit the opportunities for development.

The proposed use, in and of itself, is not anticipated to have any greater impact on land, geological features, surface water, ground water, flooding, air, plants and animals, or agricultural, aesthetic, historical, archaeological resources, than any other uses already allowed in the district. Similarly, the proposed use, standing alone, is not anticipated to have any greater impact on open space or recreation needs, transportation, energy, noise, odor or light, human health, community plans or community character than any uses already permitted in the district. In addition, the use requires both site plan and special permit approvals from the Planning Board, such that the environmental aspects of a particular proposal on a particular site will be analyzed at the time of the application for those approvals (as was done above for the current proposal).

For the foregoing reasons, the proposed text amendment to the Town Zoning Code is unlikely to present any potentially significant adverse environmental impacts.

For Further Information: Michael A. Welti, Director of Municipal Development
Town of Poughkeepsie
One Overocker Road
Poughkeepsie, New York 12603
Tel: 845-485-3657

THIS NEGATIVE DECLARATION WAS AUTHORIZED AT A MEETING OF THE LEAD AGENCY HELD ON APRIL 15, 2021.



Town of Poughkeepsie

Planning Department

#6

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone
845-486-7885 Fax

MEMORANDUM

TO: Jon Jay Baisley, Town Supervisor
Town Board
James Nelson, Esq., Town Attorney

FROM: Eric Hollman, Planner

DATE: April 19, 2021

RE: **VASSAR INN & INSTITUTE – Zoning Text Amendment**
157-171 College Avenue Grid # 6161-12-795630

On April 15, 2021, the Planning Board as SEQRA lead agency approved a Negative Declaration for this project and recommended to the Town Board that it adopt a substantially revised Zoning Text Amendment to add a new definition for “College/University Conference Center” as a special use permitted in the Institutional (IN) District, subject to a new supplemental regulation §210-62.2.

The revised Zoning Text Amendment and correspondence documenting the action of the Planning Board are attached for the Town Board’s consideration at its next available meeting.

On June 19, 2019, the Town Board adopted Resolution 6:19 - #11 of 2019 regarding an application from Vassar College requesting a zoning text amendment to add “Conference Center Hotel,” as defined in §210-9, as a permitted use in the Institutional (IN) Zoning District, in connection with the proposed Vassar Inn and Institute project. The Town Board Resolution, among other things, referred the proposed amendment to the Planning Board for an advisory recommendation pursuant to §210-154. The Town Board deferred setting a public hearing on the proposed text amendment until receipt of a recommendation and determination of significance from the Planning Board as lead agency for SEQRA review of the Vassar Inn and Institute project.

During review of the project, it became apparent that the initially proposed text amendment had undesirable characteristics for the Town and the project. Staff and counsel, in consultation with Vassar College, revised the text amendment to add a new definition for “College/University Conference Center” as a special use permitted in the Institutional (IN) District, subject to a new supplemental regulation §210-62.2, “College/university conference center.”

The proposed College/University Conference Center definition and special permitted use regulations would permit a typical college/university conference center in the Town’s IN (Institutional) Districts, with the option for inclusion of up to 50 guest rooms/units of transient lodging and of restaurant and catering facilities. The special use would be available only to colleges and universities licensed by New York State, on lots owned by a college or university, and located on or adjacent to its main campus and within ¼ mile of town center district, among other things. The conference center and associated facilities could be offered for public use.

Please contact Michael Welti, Director of Municipal Development, with any questions about the revised zoning text amendment.

Encl.

cc: Michael Welti, Director of Municipal Development
David Cooper, Esq., Town Board consulting attorney
Lisa Cobb, Esq., Planning Board attorney



Town of Poughkeepsie

Planning Department

#6

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone
845-486-7885 Fax

April 19, 2021

Sent via email to kcasamento@lrconsult.com

Ken Casamento, CPESC
LRC Engineering & Surveying, DPC
85 Civic Center Plaza, Suite 103
Poughkeepsie, NY 12601

RE: VASSAR INN & INSTITUTE
157-171 College Avenue Grid # 6161-12-795630

Dear Mr. Casamento:

This letter is to inform you of the action taken by the Town of Poughkeepsie Planning Board at a meeting held on April 15, 2021, at which time you requested SEQRA Review, Zoning Text Amendment Recommendation to the Town Board, and Site Plan Public Hearing for proposed construction of a 3-story hotel of 50 rooms and attached 2-story conference center (± 195 seats) and restaurant with outdoor dining (± 120 seats), total 48,142 SF, parking and pedestrian improvements, demolition of the existing Williams House and a single-family residence, and road access from College Avenue, on the same site as the existing Alumnae House; subject to a proposed Zoning Text Amendment. 157-171 College Avenue; Zoned IN (Institutional) District; ± 8.66 acres; Grid # 6161-12-795630; Type I Action; *Vassar College, Owner*.

Motion that the Planning Board open the public hearing.

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

Motion that the Planning Board adjourn the public hearing to June 17, 2021.

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

Motion that the Planning Board as lead agency adopt a SEQRA Negative Declaration for the Vassar Inn & Institute project, as prepared by counsel and staff, as attached.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 5-2

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

Motion that the Planning Board convey a recommendation to the Town Board that it adopt a revised proposed Zoning Text Amendment to add a new definition for “College/University Conference Center” as a special use permitted in the Institutional (IN) District, subject to a new supplemental regulation §210-62.2, as attached.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 6-1

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

Motion that the Planning Board defer action on the application pending Town Board action on a proposed zoning amendment and a revised submittal, and 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 April 8, 2021.
2. Town Engineer comments dated April 8, 2021.
3. Town traffic consultant JMC’s comments dated April 5, 2021.
4. Zoning Administrator’s comments dated March 26, 2021.
5. Water Department comments dated April 5, 2021.
6. Sewer Department comments dated April 7, 2021.
7. Building Department comments dated March 26, 2021.
8. Arlington Fire District comments dated March 29, 2021.
9. Dutchess County Department of Planning’s review.
10. Dutchess County Department of Health’s review, and approval of final plans.
11. NYS Department of Transportation’s review, approval of final plans, and Highway Permit issuance.
12. NYS Office of Parks, Recreation and Historic Preservation’s review.
13. Comments of the Planning Board meeting, including but not limited to: Consider the comments of Dutchess County Planning Department that came in today [April 15, 2021].

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

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

NOTE TO THE APPLICANT: *In responding to the comments of the Planning Board, Planning Department Staff, any of the various Town Departments and Agencies, and any of the Town's consultants, it is the responsibility of the applicant to prepare appropriate and complete responses to each and every comment contained in the comment letter(s) and memoranda listed above. Failure to submit appropriate and complete responses to each and every comment as noted may result in the removal of the application from the Planning Board agenda, or may delay plan signatures pending a revised response.*

Very truly yours,

Carl Whitehead

Carl Whitehead
Planning Board Chairman

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

CW:cab

cc: Felicia Salvatore, Town Clerk, via email
Lisa Cobb, Esq., Wallace & Wallace, LLP, Planning Board Attorneys, via email
David Cooper, Esq., Zarin & Steinmetz, Town Board Attorney, via email
Bryan Swarthout, Vassar College
Peter J. Wise, Esq., DelBello Donnellan Weingarten Wise & Wiederkehr, LLP

File #19-14