



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

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

NOTICE OF PLANNING BOARD

REGULAR MEETING

April 17, 2014
6:30 PM

DECISION AGENDA

A) PUBLIC HEARINGS

1. MARIST COLLEGE PARKING IMPROVEMENTS-BECK PLACE

Site Plan Hearing to expand parking along the easterly side of Beck Place from 217 spaces to 285 and alteration of Beck Place traffic pattern; demolition of Marist Warehouse Building. 3399 North Road; Zoned IN (Institutional); 2.77 ± acres; Grid # 6162-05-005805, 007795, 002778, 6162-02-999762; Unlisted Action; *Marist College, Owner.*

MOTION TO OPEN THE PUBLIC HEARING.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 4-0

MOTION TO ADJOURN THE PUBLIC HEARING TO JUNE 19, 2014.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 4-0

MOTION TO DECLARE PLANNING BOARD INTENT TO BE LEAD AGENCY FOR COORDINATED ENVIRONMENTAL REVIEW OF AN UNLISTED ACTION, AND TO CIRCULATE NOTICE OF SAID INTENT TO INVOLVED AGENCIES.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 4-0

MOTION TO DEFER ACTION PENDING ESTABLISHMENT OF LEAD AGENCY.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 4-0

2. **MARIST COLLEGE PARKING IMPROVEMENTS – ST. ANN'S**
Site Plan Hearing & Waterfront Consistency Review to expand parking area and reconfigure access road on Marist property at the northerly end of the campus. 3399 North Road; Zoned IN (Institutional) and WD-1 (Waterfront Overlay) Districts; 26.5 ± acres; Grid # 6062-02-891913, 893955, 917955, 873997; Type I Action; *Marist College, Owner.*

MOTION TO OPEN THE PUBLIC HEARING.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 5-0

MOTION TO ADJOURN THE PUBLIC HEARING TO JUNE 19, 2014.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 5-0

MOTION TO DECLARE PLANNING BOARD INTENT TO BE LEAD AGENCY FOR COORDINATED ENVIRONMENTAL REVIEW OF A TYPE I ACTION, AND TO CIRCULATE NOTICE OF SAID INTENT TO INVOLVED AGENCIES.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 5-0

MOTION TO DEFER ACTION PENDING ESTABLISHMENT OF LEAD AGENCY.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 5-0

B) SUSPEND RULES FOR PUBLIC COMMENT

THE PLANNING BOARD SUSPENDED THE RULES TO ALLOW PUBLIC COMMENT ON OTHER MATTERS.

MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 5-0

THE PLANNING BOARD RESUMED THE RULES.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 5-0

C) PLAN REVIEWS

1. MCDONALDS – MAIN STREET

Site Plan Review of proposed site redevelopment of an existing McDonalds restaurant on a property located in the Town and City of Poughkeepsie. 729-733 Main Street; Zoned ATC (Arlington Town Center) in the Town and C-2A (Main Street Commercial) in the City; ±0.328 acre in the Town and ±0.63 acre in the City (total 0.826 +/- acre); Grid # 6161-07-665867 in the Town and # 6161-34-654861 in the City; Unlisted Action, City of Poughkeepsie Planning Board is Lead Agency; *McDonald's Real Estate Corp, Owner.*

MOTION MADE TO WAIVE SITE PLAN PUBLIC HEARING AND GRANT CONDITIONAL SITE PLAN APPROVAL.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 5-0

MOTION MADE TO SEND THE PLANNING BOARD'S APRIL 17, 2014 ACTIONS TO THE CITY OF POUGHKEEPSIE PLANNING BOARD.

MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 5-0

2. MARIST COLLEGE STUDENT CENTER - SPORTS COURT AND GARDEN

Site Plan Amendment & Waterfront Consistency Review for installation of sports court, seasonal herb/vegetable garden and outdoor amphitheater. 3399 North Road; Zoned IN (Institutional) and WD-1 (Waterfront Overlay) Districts; 43.93 ± acres; Grid #6062-02-884713; Type 1 Action; *Marist College, Owner.*

MOTION MADE TO WAIVE THE SITE PLAN PUBLIC HEARING.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 5-0

MOTION MADE TO FIND THIS AMENDMENT TO THE STUDENT CENTER SITE PLAN WILL HAVE NO SIGNIFICANT AND ADVERSE ENVIRONMENTAL EFFECTS, AND TO REAFFIRM THE STUDENT CENTER SITE PLAN NEGATIVE DECLARATION DATED MAY 17, 2012.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 5-0

MOTION MADE TO DETERMINE THAT THE PROJECT IS CONSISTENT WITH THE TOWN OF POUGHKEEPSIE'S LOCAL WATERFRONT REVITALIZATION PROGRAM.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 5-0

MOTION MADE TO GRANT CONDITIONAL SITE PLAN APPROVAL.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 5-0

3. MARIST COLLEGE LOWELL THOMAS FACADE UPDATE

Architectural Review for renovation and an addition of ± 375 square feet at main entrance to Lowell Thomas Building, including installation of a glass façade and overhang. 3399 North Road; Zoned IN (Institutional) and WD-1 (Waterfront Overlay) Districts; 20.48 \pm acres; Grid # 6062-02-890825; Type II Action; *Marist College, Owner.*

MOTION MADE TO DETERMINE THE PROJECT IS A TYPE II ACTION NOT SUBJECT TO SEQRA OR WATERFRONT CONSISTENCY REVIEW.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 5-0

MOTION MADE TO DETERMINE THE PROPOSED SITE PLAN CHANGE MEETS THE CRITERIA IN §210-150(E)(1), AND TO WAIVE SITE PLAN APPROVAL EXCEPT FOR ARCHITECTURAL REVIEW.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 5-0

MOTION MADE TO GRANT ARCHITECTURAL REVIEW APPROVAL.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 5-0

4. PARKER/HAMILTON CORPORATION

Site Plan Review for use change from retail-distribution warehouse to manufacturing-distribution warehouse. 130 Salt Point Turnpike; Zoned I-L (Light Industrial District); 18.15 ± acres; Grid #6162-02-860585; Type II Action; *130 Salt Point LLC, Owner.*

MOTION MADE TO WAIVE SITE PLAN PUBLIC HEARING.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 5-0

MOTION MADE TO DETERMINE THE PROJECT IS A TYPE II ACTION NOT SUBJECT TO SEQRA REVIEW.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 5-0

MOTION MADE TO GRANT CONDITIONAL SITE PLAN APPROVAL.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 5-0

5. LOVE ROAD BROWNFIELD REMEDIATION

Land Contour Permit Review for removal of contaminated soil, import and landfill of clean soil required by Brownfield Program. 20-50 Love Road; Zoned B-H (Highway Business); 4.6 ± acres; Grid # 6261-01-187898; Unlisted Action; *Herbert H. Redl, Owner*

MOTION MADE TO ADOPT NEGATIVE DECLARATION DATED APRIL 17, 2014.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 5-0

MOTION MADE TO GRANT LAND CONTOUR PERMIT APPROVAL.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 5-0

6. NINE MALL PLAZA – DXL

Architectural Review for façade modification for a new retail tenant. 1816-1840 South Road; Zoned B-SC (Business Shopping Center); 11.46 +/- acres; Grid # 6158-01-484850; Type II Action; *Nine Mall Associates LLC, Owner.*

MOTION TO GRANT ARCHITECTURAL REVIEW APPROVAL.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 5-0

7. LUTHERAN CARE NETWORK

Discussion of plans for assisted living, day care and memory care facilities. 965 Dutchess Turnpike; Zoned R-20; ± 30 acres; Grid #6262-04-662385. *Lutheran Care Center at Poughkeepsie, Inc., Owner.*

NO ACTION TAKEN; DISCUSSION ONLY.

D) OTHER BUSINESS

1. THE PARK AT INWOOD LAKE

Recommendation to the Town Board regarding a bond reduction request for a previously approved subdivision. 67-69 East Cedar Street; Zoned R-20 (Residential Single Family 20,000 square feet) District; 15 ± acres; Grid # 6162-06-379798; *Inwood Lake LLC, Owner.*

MOTION TO CONVEY A POSITIVE RECOMMENDATION TO THE TOWN BOARD THAT IT REDUCE THE PERFORMANCE BOND.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 5-0

2. EMERITUS AT POUGHKEEPSIE (WEGMANS)

Time Extension for a site plan for a Senior Assisted Living Facility consisting of 66 dwelling units and a 30 bed memory care facility. Spackenkill Road and Boardman Road; Zoned R-20 (Residential Single Family 20,000 square feet) District; +/- 23.68 acres; Grid #6260-03-049464; SEQRA Negative Declaration on file; *Faith Assembly of God Church, Owner.*

MOTION TO GRANT A NINETY (90) DAY TIME EXTENSION OF CONDITIONAL SITE PLAN APPROVAL FROM APRIL 17, 2014 FORWARD TO JULY 16, 2014.

MOVED: Carl Whitehead
SECONDED: Richard Davison
CARRIED: 5-0

3. AMBASSADOR TOWN SQUARE

Time extension for an approved site plan for a proposed re-development project to remove existing hotel structures and to create four new buildings along with new parking and utilities; the proposal includes a fast food restaurant, fueling station with attendant kiosk, a bank/retail building and a three-story hotel. 2611-2629 South Road (US Route 9); Zoned B-H (Highway

Business) and WD-2 (Waterfront District 2); 17.45 +/- acres; Grid # 6060-02-950800; Unlisted Action. *R&D Hotel, LLC, Owner.*

MOTION TO GRANT A 180 DAY TIME EXTENSION OF CONDITIONAL SITE PLAN APPROVAL FROM MAY 16, 2014 FORWARD TO NOVEMBER 12, 2014.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 5-0

4. TOWN BOARD REFERRAL OF AMENDMENTS TO THE ZONING MAP, §210-11, FOR MACDONNELL HEIGHTS CENTER
Recommendation to the Town Board regarding §210-11 zoning map amendments for MacDonnell Heights Center.

5. TOWN BOARD REFERRAL OF AMENDMENT TO ZONING, §210-27, MACDONNELL HEIGHTS CENTER
Recommendation to the Town Board regarding a proposed zoning amendment to MacDonnell Heights Center, residential density.

** ITEMS D4 AND D5 voted together as follows: **

MOTION MADE TO CONVEY A POSITIVE RECOMMENDATION TO THE TOWN BOARD REGARDING ADOPTION OF EACH OF THE PROPOSED AMENDMENTS.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 5-0

MOTION TO TERMINATE MEETING AT 8:34 P.M.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 5-0

PRESENT: Chairman Weisman	ABSENT:
Member Davison	Member Bennett
Member Fanelli (alt)	Member LaPerche
Member Lepore	
Member Whitehead	