



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

December 18, 2014
6:30 PM

DECISION AGENDA

A) PUBLIC HEARINGS

1. FAIRVIEW COMMONS

Site Plan Hearing for construction of a 151 unit apartment complex and 8,500 square feet of support space. 66 Fulton Street; Zoned FC (Fairview Center) and PROD (Planned Residential Overlay District); ± 13.895 acres; Grid # 6162-05-161788; SEQRA Negative Declaration adopted 08/21/2014; *Page Park Associates, Owner.*

MOTION TO ENTER INTO EXECUTIVE SESSION FOR CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 6-0

MOTION TO RESUME THE PLANNING BOARD MEETING.
(NOTE: NO ACTION WAS TAKEN IN EXECUTIVE SESSION)

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 6-0

MOTION TO OPEN THE PUBLIC HEARING.

MOVED: Richard Davison
SECONDED: Joe Lepore
CARRIED: 6-0

MOTION TO CLOSE THE PUBLIC HEARING.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 6-0

MOTION TO DEFER ACTION TO JANUARY 15, 2015.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 6-0

2. LUTHERAN CARE NETWORK

SEQRA and Preliminary Subdivision, Site Plan & Aquatic Resource Permit Reviews for amendment to a previously approved master plan for the overall 187.24 acre senior living campus on three parcels as it relates to the existing Parcel #3 of 136.43 acres; subdivision of Parcel #3 into two parcels of 10.51-acres and 125.92 acres; and a site plan for construction of a 69-bed assisted living facility on the new parcel, eliminating 29 future senior apartments to maintain a future campus total of 610 beds/units; and modified site infrastructure. 382 Van Wagner Road, 965 Dutchess Turnpike and 386 Van Wagner Road; Zoned R-20 (Residence Single Family, 20,000 Square Feet); ± 187.24 acres; Grid #6262-02-567523, 6262-04-662385 and 6262-02-652648; Type I Action. *Wartburg Lutheran Services Inc., Owner.*

REMOVED FROM AGENDA AT APPLICANT REQUEST.

MOTION TO DETERMINE THE APPLICATION INCOMPLETE FOR SEQRA AND TO DEFER ACTION TO JANUARY 15, 2015 PENDING REVIEW OF NEW INFORMATION RECEIVED.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 6-0

MOTION TO ADJOURN THE PUBLIC HEARING TO JANUARY 15, 2015.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 6-0

3. MARIST COLLEGE NORTH CAMPUS HOUSING

Site Plan Hearing and Waterfront Consistency Review for a two (2) phase, 789 bed student housing project, inclusive of administrative and classroom facilities, parking improvements, utilities, and demolition of Gartland Commons housing. 3399 North Road; Zoned IN (Institutional) and WD-1 (Waterfront Overlay) Districts; 12.8 ± acres; Grid # 6062-02-891913, 873997; Type I Action; *Marist College, Owner.*

REMOVED FROM AGENDA AT APPLICANT REQUEST.

MOTION TO ADJOURN THE PUBLIC HEARING TO JANUARY 15, 2015.

MOVED: Richard Davison
SECONDED: Joseph Lepore
CARRIED: 6-0

4. MARIST COLLEGE PARKING IMPROVEMENTS - ST. ANN'S

Site Plan Hearing & Waterfront Consistency Hearing for expand parking and reconfigured access road on Marist property at the northerly end of the campus (west of Route 9). 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.*

REMOVED FROM AGENDA AT APPLICANT REQUEST.

MOTION TO ADJOURN THE PUBLIC HEARING TO JANUARY 15, 2015.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 6-0

B) *SUSPEND RULES FOR PUBLIC COMMENT*

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

MOVED: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 6-0

THE PLANNING BOARD RESUMED THE RULES.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 6-0

C) PLAN REVIEWS

1. DALIA SITE PLAN

SEQRA Review, Recommendation to Town Board for Rezoning and Site Plan Review, for proposed rezoning of five parcels from R-20 (Residence, Single Family 20,000 SF) to R-M (Residence Multi-Family) and Senior Housing Overlay District (SHOD), and subsequent site plan approval for four senior housing and two mixed residential/commercial use buildings, total 45,900 SF. Sophias Way and Violet Avenue lots, and 35 Violet Avenue. Zoned R-20 (Residence, Single Family 20,000 SF); ± 7.01 acres; Grid #6162-10-448647, 450614, 436615, 429640, 407662; Unlisted Action; *Linda E. Dalia, Owner.*

MOTION TO DETERMINE THE APPLICATIONS ARE INCOMPLETE FOR SEQRA REVIEW.

MOVED: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 6-0

MOTION TO DEFER ACTION ON THE R-M REZONING, SHOD DESIGNATION AND SITE PLAN APPLICATIONS.

MOVED: Richard Davison
SECONDED: Joe Lepore
CARRIED: 6-0

2. MAZZARELLI LOT LINE REVISION

Lot Line Revision Review for the transfer of 0.22 acres from one parcel to the other for a child's play area. 17 Spackenkill Road and 32 Schoolhouse Lane; Zoned R-20; ± 1.2 acres; Grid #s 6160-03-089478 and 6160-03-080470; *Antonio & Maria Mazzarelli and Bart Tague & Carolyn Tague, Owners.*

MOTION TO ADOPT A SEQRA NEGATIVE DECLARATION DATED DECEMBER 18, 2014.

MOVED: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 6-0

MOTION TO GRANT CONDITIONAL LOT LINE REVISION APPROVAL AND ALSO GRANT A SIXTY (60) DAY TIME EXTENSION OF SAID APPROVAL FROM DECEMBER 18, 2014 FORWARD TO APRIL 17, 2015.

MOVED: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 6-0

3. CRYO WELD

Site Plan Review for reuse of the former TEG Credit Union for a new Cryo Weld showroom and warehouse, including new overhead doors, loading dock and gas storage areas; recapping of existing paved surfaces. 10-14 Tucker Drive; Zoned I-H (Heavy Industrial); ±6.00 acres; Grid #s 6262-03-162080; Unlisted Action; *10 Tucker Drive LLC, Owner.*

MOTION TO WAIVE THE SITE PLAN PUBLIC HEARING IN ACCORDANCE WITH TOWN CODE §210-151(D).

MOVED: Carl Whitehead

SECONDED: Joe Lepore

CARRIED: 6-0

MOTION DETERMINING THE APPLICATION IS AN UNLISTED ACTION FOR AN UNCOORDINATED SEQRA REVIEW; AND TO ADOPT A NEGATIVE DECLARATION DATED DECEMBER 18, 2014.

MOVED: Carl Whitehead

SECONDED: Ed LaPerche

CARRIED: 6-0

MOTION TO GRANT CONDITIONAL SITE PLAN APPROVAL.

MOVED: Carl Whitehead

SECONDED: Joe Lepore

CARRIED: 6-0

MOTION TO ACCEPT ARCHITECTURAL REVIEW APPROVAL AS PREVIOUSLY APPROVED ON JUNE 16, 2011.

MOVED: Richard Davison

SECONDED: Carl Whitehead

CARRIED: 6-0

4. ARLINGTON FARMS – MALABAR REALTY LLC

Planning Board to Declare Lead Agency Intent and Site Plan Review for proposed demolition of the existing structures on the site and the construction of a one story gas station-convenience store (4,500 SF) with a gas canopy and six gas pumps. 798 Dutchess Turnpike; Zoned B-H (Highway-Business); 0.81 +/- acres; Grid #s 6262-04-571014 & 574003; Unlisted Action; *Malabar Realty, LLC, Owner.*

MOTION TO DECLARE LEAD AGENCY INTENT FOR AN UNLISTED ACTION AND AUTHORIZE STAFF'S NOTIFICATION OF INVOLVED AGENCIES.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 6-0

MOTION TO DEFER ACTION ON THIS SITE PLAN APPLICATION PENDING ESTABLISHMENT OF A LEAD AGENCY.

MOVED: Richard Davison
SECONDED: Joe Lepore
CARRIED: 6-0

D) OTHER BUSINESS

1. MOUNTAIN VIEW ESTATES SUBDIVISION

Time Extension for a proposed eight (8) lot subdivision. Bedell Road; Zoned R-4A (Residence, Single Family, 4 acre); 64.06 ± acres; Grid #'s 6261-01-130823 & 195769; SEQRA Negative Declaration on file; *Mountain View Realty, LLC, Owner.*

MOTION TO GRANT A 90-DAY TIME EXTENSION OF FINAL (MAJOR) SUBDIVISION APPROVAL FROM JANUARY 13, 2015 FORWARD TO APRIL 13, 2015.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 6-0

MOTION TO TERMINATE MEETING AT 8:35 P.M.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 6-0

PRESENT:	ABSENT:
Member Davison	Chairman Weisman
Member Fanelli	Member Bennett (Alt.)
Member LaPerche	
Member Lepore	
Member Paganelli	
Member Whitehead	