



# 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

January 15, 2015  
6:30 PM

### DECISION AGENDA

#### A) PUBLIC HEARINGS

##### 1. LUTHERAN CARE NETWORK

**SEQRA Review, Preliminary Subdivision, Site Plan & Aquatic Resource Permit Hearing** 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.*

**MOTION TO ADJOURN THE PUBLIC HEARING TO APRIL 16, 2015.**

**MOVED:** Ed LaPerche

**SECONDED:** Carl Whitehead

**CARRIED:** 5-0

##### 2. MARIST COLLEGE NORTH CAMPUS HOUSING

**SEQRA Review, 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.*

**NOTE: ITEMS #2 AND #3 ARE SUBJECT TO COMBINED SEQRA REVIEW.**

3. **MARIST COLLEGE PARKING IMPROVEMENTS - ST. ANN'S**  
**SEQRA Review, Site Plan Hearing & Waterfront Consistency Review** for expanded 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.*

***MOTION TO OPEN THE PUBLIC HEARING FOR MARIST NORTH CAMPUS HOUSING AND ST. ANN'S PARKING IMPROVEMENTS.***

**MOVED:** Ed LaPerche  
**SECONDED:** Carl Whitehead  
**CARRIED:** 5-0

***MOTION TO CLOSE THE PUBLIC HEARING FOR MARIST NORTH CAMPUS HOUSING AND ST. ANN'S PARKING IMPROVEMENTS.***

**MOVED:** Ed LaPerche  
**SECONDED:** Carl Whitehead  
**CARRIED:** 5-0

***MOTION TO ADOPT A SEQRA NEGATIVE DECLARATION FOR BOTH PROJECTS AS A COMBINED TYPE I ACTION DATED JANUARY 15, 2015.***

**MOVED:** Ed LaPerche  
**SECONDED:** Carl Whitehead  
**CARRIED:** 5-0-1 (Joe Lepore abstained)

***MOTION TO GRANT CONDITIONAL SITE PLAN AND WATERFRONT CONSISTENCY REVIEW APPROVAL FOR MARIST COLLEGE NORTH CAMPUS HOUSING.***

**MOVED:** Ed LaPerche  
**SECONDED:** Carl Whitehead  
**CARRIED:** 5-0-1 (Joe Lepore abstained)

***MOTION TO CERTIFY ST. ANN'S PARKING IMPROVEMENTS PROJECT IS CONSISTENT WITH THE TOWN'S LOCAL WATERFRONT REVITALIZATION PROGRAM AND TO GRANT CONDITIONAL SITE PLAN APPROVAL.***

**MOVED:** Ed LaPerche  
**SECONDED:** Carl Whitehead  
**CARRIED:** 5-0-1 (Joe Lepore abstained)

***MOTION TO GRANT ARCHITECTURAL REVIEW APPROVAL WITH RENDERINGS AND SAMPLES AS PRESENTED FOR MARIST COLLEGE NORTH CAMPUS HOUSING.***

**MOVED:** Ed LaPerche  
**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:** Ed LaPerche  
**CARRIED:** 6-0

**C) *PLAN REVIEWS***

**1. *FAIRVIEW COMMONS***

**Site Plan Review** 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 ON THIS MATTER.***

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

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

**MOVED:** Carl Whitehead  
**SECONDED:** Joe Lepore  
**CARRIED:** 5-0 (Ed LaPerche out of the room)

***MOTION TO AMEND THE RESOLUTION OF CONDITIONAL SITE PLAN APPROVAL  
DATED JANUARY 15, 2015.***

**MOVED: Richard Davison**  
**SECONDED: Joe Lepore**  
**CARRIED: 5-0-1 (Peter Fanelli abstained)**

***MOTION TO GRANT CONDITIONAL APPROVAL OF THE SITE PLAN APPLICATION  
IN ACCORDANCE WITH A SITE PLAN APPROVAL RESOLUTION DATED JANUARY  
15, 2015, AND SUBJECT TO THE CONDITIONS IMPOSED BY THE TOWN BOARD IN  
ITS PROD DESIGNATION OF OCTOBER 1, 2014.***

**MOVED: Richard Davison**  
**SECONDED: Joe Lepore**  
**CARRIED: 5-0-1 (Peter Fanelli abstained)**

***MOTION TO GRANT ARCHITECTURAL REVIEW APPROVAL WITH RENDERINGS  
AND SAMPLES AS PRESENTED.***

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

2. **ARLINGTON FARMS – MALABAR REALTY LLC**  
**SEQRA 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 DETERMINE THAT THE APPLICATION IS INCOMPLETE FOR SEQRA.***

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

***MOTION TO DEFER FURTHER ACTION ON THE SITE PLAN APPLICATION.***

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

**3. HERMAN'S NURSERY SITE**

**Discussion** of property use. 1252-1266 Dutchess Turnpike; Zoned RRH (Rochdale Road Hamlet); ± 9.50 acres; Grid #6362-01-398860; *VE Investors LLC, Owner.*

***NO ACTION TAKEN – ITEM FOR DISCUSSION ONLY.***

**D) OTHER BUSINESS**

**1. STRATFORD FARMS TOWNHOUSES**

**Time Extensions** of Final (Major) Subdivision Approval and of Site Plan Approval for 26 individual townhouse lots, a common area lot and site improvements on a ± 6.832 acre parent lot within a previously approved 185 lot subdivision. Stratford Drive; Zoned R-4A (Residence Single Family, 4 acre); 6.832 +/- acres; Grid # 14-6362-01-320922. SEQRA Negative Declaration on file; *ABD Stratford LLC, Owner.*

***MOTION TO GRANT TWO (2) 90-DAY TIME EXTENSIONS OF SITE PLAN APPROVAL AND OF FINAL (MAJOR) SUBDIVISION APPROVAL FROM FEBRUARY 17, 2015 FORWARD TO AUGUST 17, 2015.***

**MOVED: Richard Davison**

**SECONDED: Ed LaPerche**

**CARRIED: 6-0**

**2. STRATFORD FARMS WATER BOOSTER STATION**

**Time extension** for an approved site plan for a 293 sq.ft. single story water pressure booster station. Lot 11, Stratford Drive; Zoned R- 4A (Residential, Single-Family 4 acre); 1.896 +/- acres; Grid #6363-03-223070. *ABD Stratford, LLC, owners.*

***MOTION TO GRANT A TWELVE MONTH TIME EXTENSION OF FINAL SITE PLAN APPROVAL FROM FEBRUARY 15, 2015 FORWARD TO FEBRUARY 15, 2016.***

**MOVED: Richard Davison**

**SECONDED: Carl Whitehead**

**CARRIED: 6-0**

***MOTION TO TERMINATE MEETING AT 9:30 P.M.***

**MOVED: Richard Davison**

**SECONDED: Ed LaPerche**

**CARRIED: 6-0**

**PRESENT:**

Member Davison  
Member Fanelli  
Member LaPerche  
Member Lepore (Arrived during #A.2/A.3)  
Member Paganelli  
Member Whitehead

**ABSENT:**

Chairman Weisman  
Member Bennett (Alt.)