



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone
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NOTICE OF PLANNING BOARD

REGULAR MEETING

February 19, 2015
6:30 PM

DECISION AGENDA

A) *PUBLIC HEARINGS*

1. *ARLINGTON FARMS – MALABAR REALTY LLC*

Site Plan Public Hearing 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 and 219 Overocker Road; Zoned B-H (Highway-Business); 0.81 +/- acres; Grid #s 6262-04-571014 & 574003; Unlisted Action; *Malabar Realty, LLC*, Owner.

MOTION TO OPEN PUBLIC HEARING.

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

MOTION TO ADJOURN THE PUBLIC HEARING TO MARCH 19, 2015.

MOTION: John Weisman
SECONDED: Ed LaPerche
CARRIED: 6-0

MOTION TO ADOPT A SEQRA NEGATIVE DECLARATION FOR AN UNLISTED ACTION DATED FEBRUARY 19, 2015.

MOTION: Joe Lepore
SECONDED: Carl Whitehead
CARRIED: 5-1 (Ed LaPerche nay)

MOTION TO DEFER SITE PLAN APPROVAL.

MOTION: John Weisman
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.

MOTION: John Weisman
SECONDED: Joe Lepore
CARRIED: 6-0

THE PLANNING BOARD RESUMED THE RULES.

MOTION: John Weisman
SECONDED: Carl Whitehead
CARRIED: 6-0

C) PLAN REVIEWS

1. PIERCE LOT LINE REVISION

Lot Line Review for realignment of property lines at 21 Priscilla Lane and 2 Indian Lane. Zoned R-20 (Residence 20,000 SF); 1.302 +/- acres total; Grid # 6161-03-097146 & 113136; Unlisted Action; *Vinton & Jane Pierce and Marianna Pierce, Owners.*

Craig Wallace, Planning Board Attorney, recused himself and left the table for this item.

MOTION TO ADOPT A SEQRA NEGATIVE DECLARATION FOR AN UNLISTED ACTION DATED FEBRUARY 19, 2015.

MOTION: John Weisman
SECONDED: Ed LaPerche
CARRIED: 6-0

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

MOTION: John Weisman
SECONDED: Ed LaPerche
CARRIED: 6-0

2. **BEACON RESIDENTIAL - 297 VIOLET AVENUE**
Planning Board to Declare Lead Agency Intent, Recommendation to the Town Board for Rezoning and Site Plan Review for a new two (2) story four (4) unit multi-family residence. 297 Violet Avenue; Zoned R-20 (Residence 20,000 SF); 0.445 +/- acres; Grid # 6163-19-523128; Unlisted Action; *Beacon Residential LLC, Owner.*

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

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

MOTION TO DEFER ACTION ON A REZONING RECOMMENDATION AND ON THE SITE PLAN APPLICATION PENDING ESTABLISHMENT OF A LEAD AGENCY, AND TO DIRECT THE APPLICANT TO RESPOND TO COMMENTS.

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

3. **ROSE WOODS SUBDIVISION**
Subdivision Pre-Application Discussion for a five (5) lot residential subdivision with connection to municipal sanitary and water lines. Sunset Avenue and Sunset Avenue Extension; Zoned R-20 (Residence 20,000 SF); 4.69 +/- acres total; Grid # 6162-05-085925 & 092918; Unlisted Action; *Dara Jo Corp. and Metro Builders Corp., Owners.*

REMOVED FROM THE AGENDA AT APPLICANT REQUEST.

4. **VALERO – 813 MAIN STREET**
Site Plan Review for an existing canopy re-facing, on new pump islands, new dumpster enclosure, parking delineation and color and trade graphics change from Getty Gas Station to Valero Gas Station. 813 Main Street; Zoned ATC (Arlington Town Center); 0.40 +/- acres; Grid # 6161-08-861822; Type II Action; *Leemilts Petroleum Inc., Owner.*

MOTION TO DEFER ACTION ON THE APPLICATION.

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

5. 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 use buildings, total ± 84 dwelling units and $\pm 10,124$ SF non-residential. 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 SET A SITE PLAN PUBLIC HEARING FOR MARCH 19, 2015.

MOTION: John Weisman
SECONDED: Carl Whitehead
CARRIED: 6-0

MOTION DIRECTING STAFF TO PREPARE DRAFT RESOLUTIONS FOR A SEQRA NEGATIVE DECLARATION, AND FOR A POSITIVE RECOMMENDATION TO THE TOWN BOARD FOR A CHANGE OF ZONE TO RM ZONING DISTRICT AND A SHOD DESIGNATION.

MOTION: John Weisman
SECONDED: Carl Whitehead
CARRIED: 6-0

MOTION TO DEFER FURTHER ACTION.

MOTION: John Weisman
SECONDED: Carl Whitehead
CARRIED: 6-0

6. FAIRVIEW COMMONS

Discussion for consideration of tree removal on an approved site plan 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.*

NO ACTION TAKEN; FOR DISCUSSION ONLY.

D) OTHER BUSINESS

1. LAKEVIEW MAXI-STORAGE

Time Extension for an Approved Site Plan for a proposed self-storage facility in four buildings, total 16,640 square feet, to be constructed in 3 phases, and retention of an existing residence. 14 & 16 Creek Road; Zoned I-H (Heavy Industry) District with a Business Park designation; $1.8 \pm$ acres; Grid #'s 6162-02-649538 & 6162-02-666530; SEQRA Negative Declaration adopted 11/21/2013; *Grace Zarilli, Trustee and Scott Bryant, Owners.*

***MOTION TO GRANT A SECOND AND LAST NINETY (90) DAY TIME EXTENSION
FROM FEBRUARY 19, 2015 FORWARD TO MAY 20, 2015.***

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

MOTION TO TERMINATE MEETING AT 9:03 P.M.

MOVED: John Weisman
SECONDED: Ed LaPerche
CARRIED: 6-0

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