



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 16, 2015
6:30 PM

DECISION AGENDA

A) PUBLIC HEARINGS

1. LUTHERAN CARE NETWORK

SEQRA Review and 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 JUNE 18, 2015.

MOVED: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 4-0

2. 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; Negative Declaration adopted February 19, 2015; *Malabar Realty, LLC, Owner.*

MOTION TO ADJOURN THE PUBLIC HEARING TO MAY 21, 2015, IN ACCORDANCE WITH THE APPLICANT'S REQUEST.

MOVED: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 4-0

3. GOLDEN CORRAL RESTAURANT

Site Plan Public Hearing of a site plan for a ±11,000 SF one story Golden Corral Restaurant, including parking, grading, stormwater, lighting, utilities and landscaping. 2345 South Road; Zoned B-H (Business Highway); ± 4.77 acres; Grid #6160-03-055096; Unlisted Action; 82 Anfran Realty Inc., Owner.

MOTION TO OPEN THE PUBLIC HEARING.

MOVED: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 4-0

MOTION TO ADJOURN THE PUBLIC HEARING TO MAY 21, 2015.

MOVED: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 4-0

MOTION TO DEFER ACTION.

MOVED: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 4-0

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: 4-0

THE PLANNING BOARD RESUMED THE RULES.

MOVED: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 4-0

C) **PLAN REVIEWS**

1. OAKWOOD FRIENDS SCHOOL - SOLAR CITY SITE PLAN

Planning Board to Declare Lead Agency Intent and Site Plan Review for proposed installation of a ground mounted racking solar array system on ± 2.56 acres. 22 Spackenkill Road; Zoned IN (Institutional); ± 43.6 acres; Grid #6160-03-093343; Unlisted Action; *Oakwood Private School, Owner.*

MOTION TO DECLARE INTENT TO BE LEAD AGENCY FOR AN UNLISTED ACTION.

MOVED: Richard Davison

SECONDED: Ed LaPerche

CARRIED: 4-0

MOTION TO DEFER ACTION.

MOVED: Richard Davison

SECONDED: Ed LaPerche

CARRIED: 4-0

2. BALBO – 788 MAIN STREET

Site Plan Amendment to rebuild a demolished single story retail space as a ± 583 SF addition to a 3-story building. 788 Main Street; Zoned ATC (Arlington Town Center); ± 0.37 acres; Grid #6161-08-779814; Type II Action; *Antonio Balbo and Maria Balbo, Owner.*

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

MOVED: Ed LaPerche

SECONDED: Carl Whitehead

CARRIED: 4-0

MOTION TO GRANT CONDITIONAL SITE PLAN APPROVAL EXCEPT THAT SAID APPROVAL SHALL BE VOID IF CONSTRUCTION (ISSUANCE OF A BUILDING PERMIT) IS NOT STARTED BY JULY 16, 2015 AND COMPLETED (ISSUANCE OF A CERTIFICATE OF OCCUPANCY) BY NOVEMBER 19, 2015.

MOVED: Ed LaPerche

SECONDED: Carl Whitehead

CARRIED: 4-0

MOTION TO GRANT CONDITIONAL ARCHITECTURAL REVIEW APPROVAL.

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

D) OTHER BUSINESS

1. LOVE ROAD BROWNFIELD REMEDIATION LAND CONTOUR

Time Extension of a conditionally approved Land Contour Permit 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; SEQRA Negative Declaration adopted April 17, 2014; *Herbert H. Redl, Owner.*

MOTION TO GRANT TIME EXTENSION OF ONE YEAR FROM APRIL 17, 2015 FORWARD TO APRIL 17, 2016.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 4-0

2. TOWN BOARD REFERRAL OF ZONING AMENDMENT TO ADD §210-22, “MAIN STREET DRIVE-IN OVERLAY DISTRICT” Recommendation to the Town Board regarding proposed amendment to the Arlington Town Center (ATC) District to add a new overlay district and regulations.

MOTION TO CONVEY A POSITIVE RECOMMENDATION TO THE TOWN BOARD REGARDING THE PROPOSED AMENDMENT.

MOVED: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 4-0

MOTION TO TERMINATE MEETING AT 8:04 P.M.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 4-0

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