



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

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NOTICE OF PLANNING BOARD

REGULAR MEETING

May 21, 2015
6:30 PM

DECISION AGENDA

THIS MEETING WAS CANCELLED DUE TO ILLNESS. PUBLIC HEARINGS WERE ADJOURNED AND OTHER ITEMS DEFERRED TO A

SPECIAL PLANNING BOARD MEETING ON JUNE 2, 2015 AT 5:00 PM

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; Negative Declaration adopted February 19, 2015; *Malabar Realty, LLC, Owner. TO BE ADJOURNED*

2. DALIA SITE PLAN

Site Plan Public Hearing, 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 ±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. TO BE ADJOURNED*

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.*

4. OAKWOOD FRIENDS SCHOOL - SOLAR CITY SITE PLAN

Site Plan Public Hearing for proposed installation of a ground mounted racking solar array system on ±2.56 acres. 22 Spackenkill Road; Zoned IN (Institutional); ± 52.0 acres; Grid #6160-03-093343; Unlisted Action; *Oakwood Private School, Owner.*

5. BEACON RESIDENTIAL - 297 VIOLET AVENUE

SEQRA Review, Rezoning Recommendation to the Town Board, and Site Plan Public Hearing for proposed rezoning from R-20 (Residence 20,000 SF) to R-M (Residence Multifamily) and subsequent site plan approval for a new two story residence of four units. 297 Violet Avenue; Zoned R-20 (Residence 20,000 SF); 0.445 +/- acres; Grid # 6163-19-523128; Unlisted Action; *Beacon Residential LLC, Owner.*

B) SUSPEND RULES FOR PUBLIC COMMENT

C) PLAN REVIEWS

1. VALERO – 813 MAIN STREET

Site Plan Review for an existing canopy re-facing, new pump islands, new dumpster enclosure, parking delineation and façade alterations, for 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.*

2. ROSE WOODS SUBDIVISION

Subdivision Pre-Application Discussion for a four (4) 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.*

3. 1 EASY STREET/DUTCHESS TURNPIKE REZONING

Planning Board to Declare Lead Agency Intent for proposed rezoning by the Town Board of a Site of five parcels adjacent to Friendly Honda, from R-20 (Residence Single Family 20,000 SF) to B-H (Highway Business); and subsequent Site Plan approval by the Planning Board and Special Use Permit and area variance approvals from the Zoning Board of Appeals; for the purpose of transferring Friendly Honda's automobile inventory from its present location on Route 44, approximately 1 mile west of the Friendly Honda sales facility, to the Site. 1165, 1167 & 1171 Dutchess Turnpike, and 1 & 3 Easy Street; Zoned R-20 (Single Family 20,000 Square Feet); 3.60 ± acres; Grid #s 6362-01-178705, -186712, -193719, -164715 and -157718; *Owners Thomas Ashline & Virginia Ashline; Steven Sepelak & Linda Sepelak; Eric Hawlk; Nancy Adam; Virginia Ashline, Trustee.*

4. ONE PAGE PARK/TEXAS ROADHOUSE

Planning Board to Declare Lead Agency Intent for proposed rezoning by the Town Board from the O-R (Office Research) to the B-H (Highway Business) District, and subsequent Site Plan approval by the Planning Board for lot redevelopment of three new pad sites including a +7,100 SF restaurant. 2323 South Road; Zoned O-R (Office Research) District; 3.3 ± acres; Grid #6161-03-111047; *One Page Park, LLC, Owner.*

D) OTHER BUSINESS

1. LAKEVIEW MAXI-STORAGE

Time Extension for a 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; 1.8 ± acres; Grid #'s 6162-02-649538 & 6162-02-666530; SEQRA Negative Declaration adopted 11/21/2013; *Grace Zarilli, Trustee and Scott Bryant, Owners.*

*Field Trip
Tuesday, May 19, 2015 at 8:00 AM*