



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

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### NOTICE OF PLANNING BOARD

## **SPECIAL MEETING**

**June 2, 2015**  
**5:00 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; Negative Declaration adopted February 19, 2015; *Malabar Realty, LLC, Owner.*

**MOTION TO ADJOURN THE PUBLIC HEARING TO JUNE 18, 2015.**

**MOVED: Rich Davison**

**SECONDED: Carl Whitehead**

**CARRIED: 7-0**

##### **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  $\pm$  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);  $\pm$  7.01 acres; Grid #6162-10-448647, 450614, 436615, 429640, 407662; Unlisted Action; *Linda E. Dalia, Owner.*

**MOTION TO ADJOURN THE PUBLIC HEARING TO JUNE 18, 2015.**

**MOVED: Rich Davison**

**SECONDED: Ed LaPerche**

**CARRIED: 7-0**

**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 PUBLIC HEARING.***

**MOVED: Rich Davison**  
**SECONDED: Ed LaPerche**  
**CARRIED: 7-0**

***MOTION TO CLOSE PUBLIC HEARING.***

**MOVED: Rich Davison**  
**SECONDED: Rocco Romeo**  
**CARRIED: 7-0**

***MOTION TO ADOPT A SEQRA NEGATIVE DECLARATION FOR AN UNLISTED ACTION DATED JUNE 2, 2015.***

**MOVED: Richard Davison**  
**SECONDED: Carl Whitehead**  
**CARRIED: 5-2 (Fanelli and LaPerche voted nay)**

***MOTION TO GRANT CONDITIONAL SITE PLAN APPROVAL.***

**MOVED: Richard Davison**  
**SECONDED: Carl Whitehead**  
**CARRIED: 5-2 (Fanelli and LaPerche voted nay)**

***MOTION TO ACCEPT ARCHITECTURAL REVIEW, SUBJECT TO CONDITIONS.***

**MOVED: Richard Davison**  
**SECONDED: Carl Whitehead**  
**CARRIED: 6-0-1 (LaPerche abstained)**

**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.

***MOTION TO OPEN PUBLIC HEARING.***

**MOVED:** Ed LaPerche  
**SECONDED:** Carl Whitehead  
**CARRIED:** 7-0

***MOTION TO CLOSE PUBLIC HEARING.***

**MOVED:** Ed LaPerche  
**SECONDED:** Carl Whitehead  
**CARRIED:** 7-0

***MOTION TO ADOPT A SEQRA NEGATIVE DECLARATION FOR AN UNLISTED ACTION DATED JUNE 2, 2015.***

**MOVED:** Richard Davison  
**SECONDED:** Carl Whitehead  
**CARRIED:** 7-0

***MOTION TO GRANT CONDITIONAL SITE PLAN APPROVAL.***

**MOVED:** Richard Davison  
**SECONDED:** Carl Whitehead  
**CARRIED:** 7-0

- 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.*

***MOTION TO OPEN PUBLIC HEARING.***

**MOVED:** John Weisman  
**SECONDED:** Ed LaPerche  
**CARRIED:** 6-0 (Fanelli was not in the room)

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

**MOVED:** John Weisman  
**SECONDED:** Ed LaPerche  
**CARRIED:** 6-0 (Fanelli was not in the room)

***MOTION TO ADOPT A SEQRA NEGATIVE DECLARATION FOR AN UNLISTED ACTION DATED JUNE 2, 2015.***

**MOVED:** Richard Davison  
**SECONDED:** Carl Whitehead  
**CARRIED:** 6-0 (Fanelli was not in the room)

***MOTION TO CONVEY A POSITIVE RECOMMENDATION TO THE TOWN BOARD REGARDING THE PROPOSED AMENDMENT TO THE ZONING MAP FOR TAX PARCEL NUMBER 6163-19-523128, 297 VIOLET AVENUE, FROM THE R-20 (RESIDENCE SINGLE FAMILY 20,000 SQUARE FEET) DISTRICT TO THE R-M (RESIDENCE MULTIFAMILY) DISTRICT, PURSUANT TO A REFERRAL FROM THE TOWN BOARD.***

**MOVED:** Richard Davison  
**SECONDED:** John Weisman  
**FAILED:** 3-4 (Aye: Weisman, Davison, Romeo;  
Nay: LaPerche, Whitehead, Fanelli, Paganelli)

***MOTION TO RECOMMEND THAT THE TOWN BOARD CONSIDER A FULL R-M ZONING DESIGNATION FOR THE THREE PARCELS NORTH OF THE R-M DISTRICT: THE SITE IN QUESTION, THE ADJACENT SCHMALING GLASS PARCEL TO THE SOUTH, AND THE ADJACENT PARCEL TO THE NORTH.***

**MOTION:** Ed LaPerche  
**SECONDED:** Richard Davison  
**CARRIED:** 6-1 (Whitehead voted nay)

***MOTION TO DEFER ACTION, PENDING TOWN BOARD ACTION ON THE PROPOSED ZONING MAP AMENDMENT AND POTENTIAL ZONING BOARD OF APPEALS ACTION ON REQUIRED VARIANCES, AND DIRECT THE APPLICANT TO RESPOND TO THE COMMENTS RECEIVED FROM DEPARTMENTS, CONSULTANTS AND AGENCIES.***

**MOVED:** Richard Davison  
**SECONDED:** Ed LaPerche  
**CARRIED:** 7-0

**B) *SUSPEND RULES FOR PUBLIC COMMENT***

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

**MOVED: Rich Davison**  
**SECONDED: Carl Whitehead**  
**CARRIED: 7-0**

***THE PLANNING BOARD RESUMED THE RULES.***

**MOVED: Rich Davison**  
**SECONDED: Rocco Romeo**  
**CARRIED: 7-0**

**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.*

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

**MOVED: Richard Davison**  
**SECONDED: Ed LaPerche**  
**CARRIED: 7-0**

***MOTION TO GRANT CONDITIONAL SITE PLAN REVIEW APPROVAL.***

**MOVED: Richard Davison**  
**SECONDED: Ed LaPerche**  
**CARRIED: 7-0**

***MOTION TO GRANT ARCHITECTURAL REVIEW APPROVAL AS PRESENTED, SUBJECT TO A CONDITION.***

**MOVED: Richard Davison**  
**SECONDED: Ed LaPerche**  
**CARRIED: 7-0**

**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.*

***MOTION TO ADOPT A RESOLUTION TO DECLARE INTENT TO BE THE LEAD AGENCY FOR REVIEW OF AN UNLISTED ACTION AND AUTHORIZE THE PLANNING DEPARTMENT TO CIRCULATE NOTICE OF SAID INTENT.***

**MOVED: Richard Davison**

**SECONDED: Carl Whitehead**

**CARRIED: 7-0**

**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.*

***MOTION TO ADOPT A RESOLUTION TO DECLARE INTENT TO BE THE LEAD AGENCY FOR REVIEW OF AN UNLISTED ACTION AND AUTHORIZE THE PLANNING DEPARTMENT'S MAY 19, 2015 CIRCULATION OF A NOTICE OF SAID INTENT.***

**MOVED: Richard Davison**

**SECONDED: Ed LaPerche**

**CARRIED: 7-0**

**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.*

***MOTION TO ADOPT A RESOLUTION TO DECLARE INTENT TO BE THE LEAD AGENCY FOR REVIEW OF AN UNLISTED ACTION AND AUTHORIZE THE PLANNING DEPARTMENT'S MAY 19, 2015 CIRCULATION OF A NOTICE OF SAID INTENT.***

**MOVED: Richard Davison**  
**SECONDED: Ed LaPerche**  
**CARRIED: 7-0**

**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.*

***MOTION TO GRANT A NINETY (90) DAY TIME EXTENSION OF CONDITIONAL SITE PLAN APPROVAL FROM MAY 21, 2015 FORWARD TO AUGUST 19, 2015.***

**MOVED: John Weisman**  
**SECONDED: Richard Davison**  
**CARRIED: 7-0**

***MOTION TO TERMINATE MEETING AT 8:05 P.M.***

**MOVED: Rich Davison**  
**SECONDED: Carl Whitehead**  
**CARRIED: 7-0**

<b>PRESENT:</b>	<b>ABSENT:</b>
Chairman Weisman	
Member Davison	
Member Fanelli	
Member LaPerche	
Member Paganelli	
Member Romeo	
Member Whitehead	
Member Bennett (Alt. - Non-voting observer)	