



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

June 18, 2015
6:30 PM

DECISION AGENDA

MOTION TO ENTER INTO EXECUTIVE SESSION FOR CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION.

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

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

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

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 SEPTEMBER 17, 2015.

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

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 JULY 16, 2015.

MOVED: Richard Davison

SECONDED: Carl Whitehead

CARRIED: 7-0

3. 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; Negative Declaration adopted March 19, 2015; *Linda E. Dalia, Owner.*

MOTION TO OPEN THE PUBLIC HEARING.

MOVED: Richard Davison

SECONDED: Carl Whitehead

CARRIED: 7-0

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

MOVED: John Weisman

SECONDED: Richard Davison

CARRIED: 7-0

MOTION TO DEFER ACTION ON THE SITE PLAN APPLICATION.

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: John Weisman
SECONDED: Carl Whitehead
CARRIED: 7-0

THE PLANNING BOARD RESUMED THE RULES.

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

C) PLAN REVIEWS

1. ONE PAGE PARK/TEXAS ROADHOUSE

SEQRA, Rezoning Recommendation to Town Board and Site Plan Review 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; Unlisted Action; *One Page Park, LLC, Owner.*

MOTION TO DETERMINE THAT THE APPLICATIONS ARE INCOMPLETE FOR SEQRA REVIEW.

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

MOTION TO DEFER ACTION ON THE B-H REZONING AND SITE PLAN APPLICATIONS.

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

2. CREEK ROAD APARTMENTS

Discussion and Planning Board to Declare Lead Agency Intent for proposed rezoning by the Town Board of two parcels to the R-M (Residence Multifamily) District; and subsequent Site Plan approval by the Planning Board and an area variance by the Zoning Board of Appeals, for a proposed apartment complex of five buildings with a total 40 units. 84-92 Creek Road and Creek Road-Rear; Zoned B-N (Neighborhood Business) and R-20 (Residence Single Family 20,000 SF) Districts; ± 9.38 acres; Grid #s 6162-02-735705 and 785640; Unlisted Action; *JPJR Holdings, LLC and Paul J. Sala, Trustee, Owners.*

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

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 6-0 (Member Romeo was out of the room)

MOTION TO DEFER ACTION ON THIS APPLICATION PENDING ESTABLISHMENT OF A LEAD AGENCY.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 6-0 (Member Romeo was out of the room)

D) OTHER BUSINESS

- 1. TOWN BOARD REFERRAL OF ZONING AMENDMENTS TO §210-67.1, “ENERGY FACILITIES”.** Recommendation to the Town Board regarding proposed amendments to the regulation of solar and wind energy systems.

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

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

- 2. TOWN BOARD REFERRAL OF ZONING AMENDMENTS TO §210-64, “COUNTRY CLUBS, FRATERNAL CLUBS AND RECREATIONAL CLUBS”.** Recommendation to the Town Board regarding proposed amendments to the regulation of country clubs, fraternal clubs and recreational clubs.

MOTION TO MAKE A POSITIVE RECOMMENDATION TO THE TOWN BOARD TO ADOPT THE PROPOSED AMENDMENT, WITH CHANGES.

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

PRESENT: Chairman Weisman Member Davison Member Fanelli Member LaPerche Member Paganelli Member Romeo Member Whitehead	ABSENT: Member Bennett (Alt.)
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MOTION TO TERMINATE MEETING AT 9:11 P.M.

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