



# 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

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

**MOTION TO TERMINATE MEETING AT 9:11 P.M.**

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