



# 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

July 16, 2015  
6:00 PM

### DECISION AGENDA

#### A) PUBLIC HEARINGS

##### 1. BEACON RESIDENTIAL - 297 VIOLET AVENUE

**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; Negative Declaration adopted June 2, 2015; *Beacon Residential LLC, Owner.*

**MOTION TO ADJOURN PUBLIC HEARING TO SEPTEMBER 17, 2015.**

**MOVED: John Weisman**  
**SECONDED: Carl Whitehead**  
**CARRIED: 6-0**

##### 2. DALIA SITE PLAN

**Site Plan Hearing**, for proposed site plan approval of 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-M (Residence Multi-Family) and Senior Housing Overlay District (SHOD);  $\pm$  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: John Weisman**  
**SECONDED: Ed LaPerche**  
**CARRIED: 6-0**

***MOTION TO ADJOURN PUBLIC HEARING TO SEPTEMBER 17, 2015.***

**MOVED: John Weisman**  
**SECONDED: Ed LaPerche**  
**CARRIED: 6-0**

The applicant and Planning Board discussed cross sections of the site from nearby locations.

- 3. 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 PUBLIC HEARING TO SEPTEMBER 17, 2015.***

**MOVED: John Weisman**  
**SECONDED: Ed LaPerche**  
**CARRIED: 6-0**

- 4. ROSE WOODS SUBDIVISION**  
**Preliminary Subdivision Public Hearing** 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 Rosewoods, LLC, Owners.*

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

**MOVED: Ben Paganelli**  
**SECONDED: Carl Whitehead**  
**CARRIED: 6-0**

The applicant's attorney, Richard Cantor, withdrew the land contour permit application.

***MOTION TO ADJOURN PUBLIC HEARING TO SEPTEMBER 17, 2015.***

**MOVED: John Weisman**  
**SECONDED: Carl Whitehead**  
**CARRIED: 6-0**

***MOTION TO DEFER ACTION ON THIS APPLICATION, SUBJECT TO CONDITIONS.***

**MOVED: John Weisman**  
**SECONDED: Ed LaPerche**  
**CARRIED: 6-0**

**B) SUSPEND RULES FOR PUBLIC COMMENT**

**C) PLAN REVIEWS**

**1. HUDSON HERITAGE**

**Presentation and Recommendations to the Town Board on a Master Development Plan and HRDD Zoning Amendments** for redevelopment of the former Hudson Valley Psychiatric Center. 3532 North Road; Zoned HRDD (Historic Revitalization Development District); ± 156.19 acres; Grid #6163-03-011149; Type 1 Action; *EFG/DRA Heritage LLC, Owner.*

***MOTION MADE THAT THE PLANNING BOARD CONSENT TO DESIGNATION OF THE TOWN OF POUGHKEEPSIE TOWN BOARD AS LEAD AGENCY FOR THE SEQRA REVIEW OF THIS ACTION.***

**MOVED: John Weisman**  
**SECONDED: Ed LaPerche**  
**CARRIED: 6-0**

**2. CREEK ROAD APARTMENTS**

**SEQRA Review, Rezone Recommendation to the Town Board and Site Plan Review** 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 DETERMINE THAT THE APPLICATIONS ARE INCOMPLETE FOR SEQRA REVIEW, PENDING FURTHER ELABORATION ON THE PROPOSED DEVELOPMENT AND ITS POTENTIAL EFFECTS.***

**MOVED: Ed LaPerche**  
**SECONDED: Carl Whitehead**  
**CARRIED: 6-0**

***MOTION TO DEFER ACTION ON AN R-M REZONING RECOMMENDATION AND ON THE SITE PLAN APPLICATION.***

**MOVED: Ed LaPerche**  
**SECONDED: Rocco Romeo**  
**CARRIED: 6-0**

3. **NEPTUNE COMMERCE CENTER BUSINESS PARK/BUILDING D (6 Neptune Rd.)**  
**Architectural Review** for new façade for 6 Neptune Road building in the Neptune Commerce Center Business Park. 6 Neptune Road; Zoned O-R (Office Research) and Business Park; ± 2.65 acres; Grid # 6159-01-149910; Type 2 action; *Neptune Capital Investors, LLC, Owner.*

***MOTION TO GRANT ARCHITECTURAL REVIEW APPROVAL.***

**MOVED: John Weisman**

**SECONDED: Ed LaPerche**

**CARRIED: 6-0**

4. **DREAMING GODDESS**  
**Architectural Review** for air conditioner installation on front upper façade of building. 44 Raymond Avenue; Zoned ATC (Arlington Town Center); ±0.26 acre; Grid #6161-12-814699; *Mary M. Neilson, Trustee, Owner.*

***THIS ITEM WAS REMOVED FROM THE AGENDA AT THE APPLICANT'S REQUEST.***

**D) OTHER BUSINESS**

1. **STRATFORD FARMS TOWNHOUSES**  
**Time Extensions** of Final (Major) Subdivision Approval and of Site Plan Approval for 26 individual townhouse lots, a common area lot and site improvements on a ± 6.832 acre parent lot within a previously approved 185 lot subdivision. Stratford Drive; Zoned R-4A (Residence Single Family, 4 acre); 6.832 +/- acres; Grid # 14-6362-01-320922. SEQRA Negative Declaration on file; *ABD Stratford LLC, Owner.*

***MOTION TO GRANT TWO (2) 90-DAY TIME EXTENSIONS OF SITE PLAN APPROVAL AND OF FINAL (MAJOR) SUBDIVISION APPROVAL FROM AUGUST 17, 2015 FORWARD TO FEBRUARY 13, 2016.***

**MOVED: Ed LaPerche**

**SECONDED: Richard Davison**

**CARRIED: 6-0**

**2. MOUNTAIN VIEW ESTATES SUBDIVISION**

**Time Extension** for a proposed eight (8) lot subdivision. Bedell Road; Zoned R-4A (Residence, Single Family, 4 acre); 64.06 ± acres; Grid #'s 6261-01-130823 & 195769; Final Subdivision approved with conditions January 17, 2013; *Mountain View Realty, LLC, Owner.*

***MOTION TO GRANT TWO NINETY (90) DAY TIME EXTENSIONS OF FINAL (MAJOR) SUBDIVISION APPROVAL FROM JULY 12, 2015 FORWARD TO JANUARY 8, 2016.***

**MOVED: Ed LaPerche**  
**SECONDED: Carl Whitehead**  
**CARRIED: 6-0**

***MOTION TO TERMINATE MEETING AT 8:06 P.M.***

**MOVED: Ed LaPerche**  
**SECONDED: Peter Fanelli**  
**CARRIED: 6-0**

<b>PRESENT:</b>	<b>ABSENT:</b>
Chairman Weisman	Member Davison
Member Fanelli	
Member LaPerche	
Member Paganelli	
Member Romeo	
Member Whitehead	