



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

September 17, 2015
6:00 PM

DECISION AGENDA

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 PUBLIC HEARING TO DECEMBER 17, 2015.

MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 6-0

2. 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) District; 0.445 +/- acres; Grid # 6163-19-523128; Negative Declaration adopted June 2, 2015; *Beacon Residential LLC, Owner.*

MOTION TO ADJOURN PUBLIC HEARING TO NOVEMBER 19, 2015.

MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 6-0

3. 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: John Weisman
SECONDED: Carl Whitehead
CARRIED: 6-0

MOTION TO CLOSE THE PUBLIC HEARING.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 6-0

MOTION TO ADOPT A SEQRA NEGATIVE DECLARATION FOR AN UNLISTED ACTION DATED SEPTEMBER 17, 2015.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 6-0

MOTION TO FIND THAT THE SITE DOES NOT CONTAIN LAND SUITABLE FOR DEDICATION TO PUBLIC PARK OR RECREATION PURPOSES PURSUANT TO TOWN OF POUGHKEEPSIE SUBDIVISION LAW §177-24 AND §277 OF TOWN LAW, AND PAYMENT OF A FEE IN LIEU OF PARKLAND SHALL BE REQUIRED.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 6-0

MOTION TO GRANT CONDITIONAL PRELIMINARY (MAJOR) SUBDIVISION APPROVAL.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 6-0

MOTION TO WAIVE A FINAL SUBDIVISION PUBLIC HEARING AND GRANT CONDITIONAL FINAL (MAJOR) SUBDIVISION APPROVAL, SUBJECT TO THE SAME CONDITIONS AS FOR PRELIMINARY SUBDIVISION APPROVAL.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 6-0

4. **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 OPEN THE PUBLIC HEARING.

MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 6-0

MOTION TO ADJOURN THE PUBLIC HEARING TO OCTOBER 15, 2015.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 6-0

MOTION TO DEFER ACTION PENDING ZONING BOARD OF APPEALS DECISION AND SUBMITTAL OF COMPLETE PLANS ON THE REDUCED SCOPE PROPOSAL.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 6-0

5. **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: John Weisman
SECONDED: Richard Davison
CARRIED: 6-0

MOTION TO CLOSE THE PUBLIC HEARING.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 6-0

MOTION TO GRANT CONDITIONAL APPROVAL OF THE SITE PLAN APPLICATION, SUBJECT TO THE CONDITIONS IMPOSED BY THE TOWN BOARD IN ITS SHOD DESIGNATION OF MAY 6, 2015, AND SUBJECT TO ACCEPTANCE OF APPLICANT RESPONSES BY THE PLANNING DEPARTMENT AS TO ADEQUACY AND COMPLETENESS IN REGARD TO THE COMMENTS OF THE PLANNING BOARD AND COMMENTS OF TOWN DEPARTMENTS, PLANNING BOARD CONSULTANTS, AND OTHER AGENCIES.

**MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 6-0**

I MOVE THAT THE PLANNING BOARD FINDS, IN ACCORDANCE WITH TOWN CODE 210-93(I) AND § 274-A(6) OR § 277(4) OF THE NEW YORK STATE TOWN LAW, THAT THE PROPOSED RESIDENTIAL DEVELOPMENT PRESENTS A PROPER CASE FOR REQUIRING A PARK OR PARKS SUITABLY LOCATED FOR PLAYGROUNDS OR OTHER RECREATIONAL PURPOSES, BUT THAT A SUITABLE PARK OR PARKS OF ADEQUATE SIZE TO MEET THE REQUIREMENT CANNOT BE PROPERLY LOCATED ON THE DALIA SITE PLAN. A FEE IN LIEU OF SAID LAND SHALL BE PAID TO THE TOWN AS A CONDITION OF PROJECT APPROVAL. THE FEE IN-LIEU OF LAND RESERVATION MAY BE OFF-SET BY THE PLANNING BOARD UPON A FINDING THAT THE PROJECT WOULD INCLUDE ADEQUATE AND SUFFICIENT AGE-APPROPRIATE RECREATIONAL AMENITIES AND FACILITIES BASED ON THE BOARD'S CONSIDERATION.

**MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 6-0**

MOTION TO GRANT ARCHITECTURAL REVIEW APPROVAL.

**MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 6-0**

B) *SUSPEND RULES FOR PUBLIC COMMENT*

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

**MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 6-0**

THE PLANNING BOARD RESUMED THE RULES.

MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 6-0

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 to redevelop the lot for a $\pm 7,163$ SF restaurant and a $\pm 6,889$ SF retail store. 2323 South Road; Zoned O-R (Office Research) District; 3.3 \pm acres; Grid #6161-03-111047; Unlisted Action; *One Page Park, LLC, Owner.*

NO ACTION TAKEN; REMOVED FROM THE AGENDA BY APPLICANT REQUEST.

2. MARIST COLLEGE NATURAL SCIENCE & ALLIED HEALTH BUILDING SITE PLAN AMENDMENT

Amended Site Plan Review for modification of the approved site plan to increase the green space at the rear east side of the building and increase the plaza at the southwest corner, resulting in a net reduction of four parking spaces. Beck Place; Zoned IN (Institutional) District; 3.1 \pm acres; Grid # 6162-05-005805, -007795, -002778, and 6162-02-999762, -995788 and -974742; Negative Declaration on file; *Marist College, Owner.*

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

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 6-0

MOTION TO GRANT CONDITIONAL AMENDED SITE PLAN APPROVAL.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 6-0

3. DUTCHESS GOLF CLUB MINOR SUBDIVISION

SEQRA Lead Agency Intent and Minor Subdivision Review for a two lot minor subdivision of the 139.60 acre Dutchess Golf parcel to create a separate 0.37-acre parcel for an existing single family residence located along the northern property line. 2628 South Road; Zoned R-2A (Residence Single Family 2 Acre) District; ± 139.60 acres; Grid #6160-01-235760; Unlisted Action; *Dutchess Golf Club LLC, Owner.*

WAIVE THE REQUIREMENT IN §177-9 FOR A SUBDIVISION PRE-APPLICATION REVIEW.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 6-0

MOTION TO DECLARE INTENT TO BE THE LEAD AGENCY TO COORDINATE THE ENVIRONMENTAL REVIEW OF THE PROPOSED PROJECT AS AN UNLISTED ACTION.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 6-0

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

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 6-0

4. YEUNG - EAST CEDAR STREET 2-LOT SUBDIVISION

Subdivision Pre-Application Discussion to subdivide one parcel into two lots: One 0.389 acre lot and one 0.459 acre lot, each for construction of one house of 2,730 SF. East Cedar Street; Zoned R-20 (Residence Single Family 20,000 SF) District; ± 0.85 acres; Grid #6162-10-368747; Unlisted Action; *Yeung Home & Property LLC, Owner.*

NO ACTION TAKEN; REMOVED FROM THE AGENDA BY APPLICANT REQUEST.

5. BEST WESTERN (MERCURY GRAND) HOTEL RENOVATION

Architectural Review for exterior renovations of existing hotel structure including site landscaping and lighting, renovation of entrance canopy and exterior cladding materials. 2170 South Road; Zoned B-H (Highway Business) District; ± 7.9 acres; Grid #6159-01-331731; Type II Action; *Hudson Conference Center LLC, Owner.*

MOTION TO GRANT ARCHITECTURAL REVIEW APPROVAL AND TO DELEGATE AMENDED SITE PLAN REVIEW OF PROPOSED SITE IMPROVEMENTS AND MODIFICATIONS TO STAFF AS AN ADMINISTRATIVE DE MINIMUS SITE PLAN REVIEW.

MOVED: Richard Davison
SECONDED: Ben Paganelli
CARRIED: 6-0

6. KUMAR – 22 DELAVAL PLACE

Architectural Review for exterior renovations on a mixed use building including a convenience store. 22 De Laval Place; Zoned R-20 (Residence Single Family, 20,000 sq. ft) District; ± 0.09 acres; Grid #6162-19-744096; Type II Action; *SBRJ II, Owner.*

MOTION TO GRANT ARCHITECTURAL REVIEW APPROVAL.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 6-0

7. POST ROAD PLAZA – STAPLES

Architectural Review of façade revisions for a new tenant in the former Office Depot space. 2526 South Road; Zoned B-SC (Business Shopping Center) District; ± 4.1 acres; Grid #6160-01-047553; Type II Action; *Ronald Knapp, Trustee, Owner.*

MOTION TO GRANT ARCHITECTURAL REVIEW APPROVAL.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 6-0

8. PLAZA 44 / BIG LOTS

Architectural Review for façade improvement to an existing building. 15 Burnett Boulevard; Zoned B-SC (Business Shopping Center) District; ± 11.33 acres; Grid #6261-01-161946; Type II Action; *Capstone Plaza 44 LLC, Owner.*

MOTION TO GRANT ARCHITECTURAL REVIEW APPROVAL.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 6-0

9. DUNKIN DONUTS REMODEL – 764 MAIN STREET

Architectural Review for remodel of existing Dunkin Donuts. 764 Main Street; Zoned ATC (Arlington Town Center) District; ± 0.12 acres; Grid #6161-07-732822; Type II Action; *CRE Poughkeepsie LLC, Owner.*

MOTION TO GRANT ARCHITECTURAL REVIEW APPROVAL WITH CONDITIONS.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 6-0

- 10. BMW OF THE HUDSON VALLEY – PARKING LOT IMPROVEMENTS**
Planning Board to declare SEQRA Lead Agency Intent for revisions to an approved site plan. 2064 & 2068 South Road; Zoned Highway Business (B-H) District; 7.47 ± acres; Grid #s 6159-03-418429 and -445442; Unlisted Action; *Omega Real Estate Holdings, LLC, Owners.*

MOTION TO DECLARE INTENT TO BE THE LEAD AGENCY TO COORDINATE THE ENVIRONMENTAL REVIEW OF THE PROPOSED PROJECT AS AN UNLISTED ACTION.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 6-0

D) OTHER BUSINESS

- 1. DUNKIN DONUTS – 764 MAIN STREET PARKING ADDITION**
Time Extension for a previously approved site plan to transform adjacent lots into overflow parking for an existing Dunkin Donuts. 764 Main Street; Zoned ATC (Arlington Town Center) District; +/- 0.61 acres; Grid #s 6161-07-732822, 729823, 724824, 721825, 717826; Negative Declaration on file; *CRE Poughkeepsie, LLC, Owner.*

MOTION TO GRANT A TIME EXTENSION FOR SITE PLAN CONSTRUCTION COMPLETION FROM SEPTEMBER 18, 2015 FORWARD TO DECEMBER 1, 2015.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 6-0

MOTION TO TERMINATE MEETING AT 8:54 P.M.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 6-0

PRESENT: Chairman Weisman Member Davison Member Fanelli Member LaPerche Member Paganelli Member Whitehead	ABSENT: Member Bennett (Alt.) Member Romeo
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