



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

October 15, 2015

6:00 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. TO BE ADJOURNED*

MOTION TO ADJOURN PUBLIC HEARING TO NOVEMBER 19, 2015.

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

B) SUSPEND RULES FOR PUBLIC COMMENT – Comments limited to three (3) minutes

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

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

THE PLANNING BOARD RESUMED THE RULES.

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

Ed LaPerche arrived at 6:20 PM.

C) PLAN REVIEWS

1. DALIA SITE PLAN AND REZONING

Amend Site Plan Approval Resolution 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. Sophia's 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; Conditional Site Plan approval granted September 17, 2015; *Linda E. Dalia, Owner.*

MOTION TO AMEND THE SEPTEMBER 17, 2015 RESOLUTION TO GRANT CONDITIONAL APPROVAL OF THE SITE PLAN APPLICATION, BY ADOPTING THE RESOLUTION OF CONDITIONAL SITE PLAN APPROVAL IN THE MATTER OF DALIA SENIOR HOUSING FACILITY DATED OCTOBER 15, 2015.

MOVED: Richard Davison

SECONDED: Ed LaPerche

CARRIED: 7-0

2. 1 EASY STREET/DUTCHESS TURNPIKE REZONING

SEQRA, Rezoning Recommendation to Town Board and Site Plan Review for proposed Town Board rezoning of five parcels adjacent to Friendly Honda to B-H (Highway Business); subsequent Planning Board Site Plan approval; and Zoning Board of Appeals Special Use Permit and area variance approvals; for automobile inventory. 1165, 1167 & 1171 Dutchess Turnpike, and 1 & 3 Easy Street; Zoned R-20 (Single Family 20,000 Square Feet); 3.60 \pm 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 ACCEPT FULL EAF PARTS 2 AND 3 AS PREPARED BY THE APPLICANT.

MOVED: Richard Davison

SECONDED: Ed LaPerche

CARRIED: 7-0

MOTION TO ADOPT A SEQRA NEGATIVE DECLARATION FOR AN UNLISTED ACTION DATED OCTOBER 15, 2015.

MOVED: Richard Davison

SECONDED: Ed LaPerche

CARRIED: 7-0

MOTION TO CONVEY A POSITIVE RECOMMENDATION TO THE TOWN BOARD REGARDING A CHANGE OF ZONE TO THE B-H ZONING DISTRICT FOR THIS PROJECT, PURSUANT TO A REFERRAL FROM THE TOWN BOARD.

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

MOTION TO DEFER ACTION ON THE SITE PLAN APPLICATION, PENDING ACTION BY THE TOWN BOARD AND THE ZONING BOARD OF APPEALS.

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

3. CREEK ROAD APARTMENTS

Discussion of revisions to a project 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.

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

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

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

4. HYATT PLACE HOTEL

Planning Board to Declare Lead Agency Intent and Site Plan Review for a proposed 95 room, four-story, 60,578 square foot Hyatt Place Hotel with 98 parking spaces. South Road (U.S. Route 9) and Sheafe Road; Zoned B-H (Highway Business); 8.43 +/- acres; Grid # 6159-01-287638; Unlisted Action; *MVK Enterprises, Inc., Owner.*

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: Carl Whitehead
CARRIED: 7-0

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

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

5. FOX AIR CORPORATION AMENDED SITE PLAN

Planning Board to Declare Lead Agency Intent and Site Plan Review for approval to display and sell used cars on an existing commercial property. 2 Tucker Drive; Zoned B-SC (Business Shopping Center); 1.87 +/- acres; Grid # 6262-03-133004; Unlisted Action; *FA Motorsports LTD, Owner.*

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: 7-0

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

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

6. MCKINLEY LANE LOT LINE REVISION

Planning Board to Declare Lead Agency Intent and Lot Line Revision Review for an application to combine and realign property lines of three parcels (two located in the Town of Poughkeepsie and one located in the City of Poughkeepsie) to result in two parcels. 36, 40 & 42 McKinley Lane; Zoned B-N (Neighborhood Business) in the Town and Zoned I-1 (Light Industrial) in the City; Grid #6162-15-693398 & -687395 in the Town (1.214 +/- acres) and 6162-58-702386 in the City (0.836 +/- acre); Unlisted Action; *TLP Associates LLC, Owner.*

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: Carl Whitehead
CARRIED: 7-0

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

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

7. PEDERSON REAL ESTATE SITE PLAN

Planning Board to Declare Lead Agency Intent, Site Plan and Aquatic Resource Permit Review for a proposed conversion of three (3) existing residential lots into one retail/commercial site with a 5,000 square foot single story building. 244, 246 and 248 Innis Avenue; Zoned SPC (Salt Point Center) District; 0.68 +/- acres; Grid # 6162-15-748453, 748465, and 745459; Unlisted Action; *Kenneth Pederson, Owner.*

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: 7-0

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

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

8. POPEYES RESTAURANT – 535 HAIGHT AVENUE

Discussion regarding a potential Site Plan and Main Street Drive-In Overlay District (MSDOD) designation for a proposed Popeye's Restaurant at the former Nelly Kelly's Restaurant site. 535 Haight Avenue; Zoned ; ATC (Arlington Town Center); 0.50 +/- acres; Grid # 6161-08-894787; *Serroukas & Vanikiotis, Owners.*

NO ACTION TAKEN; FOR DISCUSSION ONLY.

D) OTHER BUSINESS

1. AMBASSADOR TOWN SQUARE

Time extension for an approved site plan for a proposed re-development project to remove existing hotel structures and to create four new buildings along with new parking and utilities; the proposal includes a fast food restaurant, fueling station with attendant kiosk, a bank/retail

building and a three-story hotel. 2611-2629 South Road (US Route 9); Zoned B-H (Highway Business) and WD-2 (Waterfront District 2); 17.45 +/- acres; Grid # 6060-02-950800; SEQRA Negative Declaration adopted May 16, 2013. *R&D Hotel, LLC, Owner.*

MOTION TO GRANT A TIME EXTENSION FOR CONSTRUCTION COMPLETION UNTIL NOVEMBER 12, 2016.

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

2. TOWN BOARD REFERRAL OF ZONING MAP AMENDMENTS, §210-11, REZONING PROPERTIES TO NEIGHBORHOOD BUSINESS (B-N) DISTRICT.

Recommendation to the Town Board regarding proposed amendments to the zoning map to rezone properties to the Neighborhood Business (B-N) District.

MOTION TO CONVEY A POSITIVE RECOMMENDATION TO THE TOWN BOARD REGARDING ADOPTION OF THE PROPOSED AMENDMENTS TO THE ZONING MAP.

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

3. TOWN BOARD REFERRAL OF ZONING AMENDMENTS TO §210-33, “NEIGHBORHOOD BUSINESS (B-N) DISTRICT”.

Recommendation to the Town Board regarding proposed amendments to the uses permitted in the B-N District.

MOTION TO CONVEY A POSITIVE RECOMMENDATION TO THE TOWN BOARD REGARDING ADOPTION OF THE PROPOSED AMENDMENTS.

MOVED: John Weisman
SECONDED: Ed LaPerche
CARRIED: 7-0

4. TOWN BOARD REFERRAL OF ZONING AMENDMENTS TO §210-60, “BUSINESS PARKS”.

Recommendation to the Town Board regarding proposed amendments to regulations for Business Parks, specifically for signs.

MOTION TO CONVEY A POSITIVE RECOMMENDATION TO THE TOWN BOARD REGARDING ADOPTION OF THE PROPOSED AMENDMENTS.

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

5. POST ROAD CENTER – SKI HAUS

Time Extension of Architectural Review approval for rehabilitation of the exterior façade and freestanding sign. 1890 South Road; Zoned B-H (Business Highway); ± 1.0 acre; Grid # 6158-01-424988; Type II Action; *Poughkeepsie K Holdings LLC, Owner.*

***MOTION TO GRANT A TIME EXTENSION OF ARCHITECTURAL REVIEW
APPROVAL FOR 180 DAYS FROM OCTOBER 16, 2015 FORWARD TO APRIL 13, 2016.***

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

MOTION TO TERMINATE MEETING AT 8:50 P.M.

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

PRESENT: Chairman Weisman	ABSENT: Member Bennett (Alt.)
Member Davison Member Fanelli Member LaPerche* Member Paganelli Member Romeo Member Whitehead	
*arrived at 6:20PM	