



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

November 19, 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.*

MOTION TO ADJOURN THE SITE PLAN PUBLIC HEARING TO DECEMBER 17, 2015.

MOTION: Carl Whitehead

SECONDED: Ed LaPerche

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 THE SITE PLAN PUBLIC HEARING TO DECEMBER 17, 2015.

MOTION: Rocco Romeo

SECONDED: Carl Whitehead

CARRIED: 6-0

3. DUTCHESS GOLF CLUB MINOR SUBDIVISION

Minor Subdivision Hearing 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; Negative Declaration adopted October 22, 2015; *Dutchess Golf Club LLC, Owner.*

MOTION TO ADJOURN THE MINOR SUBDIVISION PUBLIC HEARING TO DECEMBER 17, 2015.

MOTION: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 6-0

4. ONE PAGE PARK/TEXAS ROADHOUSE

SEQRA, Rezoning Recommendation to Town Board and Site Plan Hearing 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 ±7,163 SF restaurant and a ±6,889 SF retail store. 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 OPEN THE PUBLIC HEARING.

MOTION: Rocco Romeo
SECONDED: Carl Whitehead
CARRIED: 6-0

MOTION TO ADJOURN THE SITE PLAN PUBLIC HEARING TO FEBRUARY 18, 2016.

MOTION: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 6-0

MOTION THAT THE PLANNING BOARD AS LEAD AGENCY HEREBY DETERMINES THAT THE TEXAS ROADHOUSE PROJECT – CHANGE OF ZONE TO THE B-H ZONING DISTRICT; SITE PLAN APPROVAL; AND AN AREA VARIANCE WOULD NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT, AND THAT NO ENVIRONMENTAL IMPACT STATEMENT WILL BE REQUIRED FOR THE REASONS SET FORTH IN THE SEQRA NEGATIVE DECLARATION FOR AN UNLISTED ACTION DATED NOVEMBER 19, 2015.

MOTION: Carl Whitehead
SECONDED: Rocco Romeo
CARRIED: 6-0

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.

MOTION: Carl Whitehead
SECONDED: Ed LaPerche
CARRIED: 6-0

MOTION TO DEFER ACTION ON THE SITE PLAN APPLICATION, PENDING ACTION BY THE TOWN BOARD; AND DIRECT THE APPLICANT TO RESPOND TO COMMENTS OF THE PLANNING BOARD AND THOSE RECEIVED FROM TOWN DEPARTMENTS AND AGENCIES AS INDICATED BY THE PLANNING BOARD ON NOVEMBER 19, 2015.

MOTION: Carl Whitehead
SECONDED: Ed LaPerche
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: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 6-0

THE PLANNING BOARD RESUMED THE RULES.

MOVED: Ed LaPerche
SECONDED: Ben Paganelli
CARRIED: 6-0

C) *PLAN REVIEWS*

1. *FOX AIR CORPORATION AMENDED SITE PLAN*

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 WAIVE THE SITE PLAN PUBLIC HEARING FOR THIS PROJECT IN ACCORDANCE WITH TOWN CODE §210-151(D)."

MOTION: Carl Whitehead
SECONDED: Ed LaPerche
CARRIED: 6-0

MOTION TO DETERMINE THAT THE FOX AIR CORPORATION AMENDED SITE PLAN WOULD NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT, AND THAT NO ENVIRONMENTAL IMPACT STATEMENT WILL BE REQUIRED FOR THE REASONS SET FORTH IN THE SEQRA NEGATIVE DECLARATION FOR AN UNLISTED ACTION DATED NOVEMBER 19, 2015.

MOTION: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 6-0

MOTION TO GRANT CONDITIONAL SITE PLAN APPROVAL.

MOTION: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 6-0

2. **POPEYES RESTAURANT – 535 HAIGHT AVENUE**
Planning Board to Declare Lead Agency Intent, Recommendation to Town Board and Site Plan Review regarding a proposed Main Street Drive-In Overlay District (MSDOD) designation and Site Plan for a 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.*

MOTION TO DECARE INTENT TO BE THE LEAD AGENCY TO COORDINATE THE ENVIRONMENTAL REVIEW OF THE PROPOSED PROJECT AS AN UNLISTED ACTION, AND AUTHORIZE THE PLANNING DEPARTMENT’S CIRCULATION OF A NOTICE OF SAID INTENT, A COPY OF THE EAF, AND A COPY OF THE APPLICATION TO THE IDENTIFIED INVOLVED AGENCIES.

MOTION: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 6-0

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

MOTION: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 6-0

3. **VERIZON, INC. – 181 VAN WAGNER ROAD**
Planning Board to Declare Lead Agency Intent and Site Plan Review for proposed redevelopment of existing equipment storage yard into parking lot areas to accommodate facility personal vehicles and additional 101 parking stalls. 181 Van Wagner Road; Zoned I-H (Heavy Industry); ± 5.0 acres; Grid 6262-03-020280 and -056323; Type I Action; *Realty Holding Co. Inc., Owner.*

MOTION TO DECARE INTENT TO BE THE LEAD AGENCY TO COORDINATE THE ENVIRONMENTAL REVIEW OF THE PROPOSED PROJECT A TYPE I ACTION, AND

AUTHORIZE THE PLANNING DEPARTMENT'S CIRCULATION OF A NOTICE OF SAID INTENT, A COPY OF THE LONG EAF, AND A COPY OF THE APPLICATION TO THE IDENTIFIED INVOLVED AGENCIES.

**MOTION: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 6-0**

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

**MOTION: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 6-0**

4. SPINS BOWL OUTDOOR RECREATION

Planning Board to Declare Lead Agency Intent and Site Plan Review for proposed outdoor seasonal recreation facilities – go cart track, ropes course and outdoor dining. 47 Taft Avenue; Zoned B-H (Business Highway); ± 4.251 acres; Grid #6161-08-915913; Unlisted Action; *Diamond Properties, Owner.*

MOTION TO DECLARE INTENT TO BE THE LEAD AGENCY TO COORDINATE THE ENVIRONMENTAL REVIEW OF THE PROPOSED PROJECT AS AN UNLISTED ACTION, AND AUTHORIZE THE PLANNING DEPARTMENT'S CIRCULATION OF A NOTICE OF SAID INTENT, A COPY OF THE EAF, AND A COPY OF THE APPLICATION TO THE IDENTIFIED INVOLVED AGENCIES ONLY AFTER RECEIPT OF A SHORT FORM ENVIRONMENTAL ASSESSMENT FORM THAT ADEQUATELY ADDRESSES THE PROPOSED ACTION AS DETERMINED BY THE PLANNING DEPARTMENT.

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

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

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

5. POPAVERO & BUCKLEY BUILDING

Architectural Review for new façade on building. 160 Salt Point Turnpike; Zoned R-20 (Residence Single-Family 20,000 Square Feet); ± 2.0 acres; Grid #6162-02-953737; Type II Action; *Thomas J. Popavero, Jr. and Joseph Buckley, Owners.*

MOTION TO DEFER ACTION UNTIL MORE COMPLETE PLANS ARE PROVIDED FOR ALL FOUR SIDES OF THE BUILDING.

MOTION: Ed LaPerche
SECONDED: Rocco Romeo
CARRIED: 6-0

6. RIVER POINT RESIDENTIAL & WEST PARK PROFESSIONAL BUILDINGS

Discussion regarding a proposed development plan amended to include a single seven-story building containing 85 age-restricted dwelling units, ±31,534 square feet (SF) medical office and ±13,976 SF retail pharmacy or medical service uses. 2055 South Road and 83 Old Post Road; Zoned O-R (Office Research) with a Senior Housing Overlay District (SHOD) designation; 7.14 +/- acres; Grid #'s 6159-03-375410 and 6159-03-365369; SEQRA Negative Declaration (Unlisted action) adopted March 20, 2014; *WA Route 9 LLC, Owners.*

NO ACTION TAKEN; FOR DISCUSSION ONLY.

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 (Unlisted action) adopted June 20, 2013; *CRE Poughkeepsie, LLC, Owner.*

MOTION TO GRANT A TIME EXTENSION FOR SITE PLAN CONSTRUCTION COMPLETION, FROM DECEMBER 1, 2015 FORWARD TO MAY 31, 2016.

MOTION: Ed LaPerche
SECONDED: Rocco Romeo
CARRIED: 6-0

2. BALBO – 788 MAIN STREET

Time Extension for an approved Site Plan to rebuild a demolished single story retail space as a ± 583 SF addition to a 3-story building. 788 Main Street; Zoned ATC (Arlington Town Center); ± 0.37 acres; Grid #6161-08-779814; Type II Action; *Antonio Balbo and Maria Balbo, Owner.*

MOTION TO GRANT A TIME EXTENSION FOR SITE PLAN CONSTRUCTION COMPLETION, FROM NOVEMBER 19, 2015 FORWARD TO FEBRUARY 18, 2016 ON THE CONDITION THAT MONTHLY REPORTS OF CONSTRUCTION ACTIVITY ARE PROVIDED BY THE BUILDING DEPARTMENT.

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

3. ROUTE 9D PROFESSIONAL OFFICE PARK

Time Extension for an approved Site Plan for a proposed professional office park, total 41,520 S.F., consisting of a three story central building and two two-story wings, with associated parking. NYS Route 9D (East Side); Zoned B-H (Highway Business); 4.4 +/- acres; Grid #6158-01-390820. Negative Declaration (Type I action) adopted November 20, 2014. *Socker Spring Park LLC, Owner.*

MOTION TO GRANT TWO NINTY (90) DAY TIME EXTENSIONS OF SITE PLAN APPROVAL, FROM NOVEMBER 20, 2015 FORWARD TO MAY 18, 2016.

MOTION: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 6-0

4. TOWN BOARD REFERRAL OF ZONING AMENDMENTS TO §210-35, “HIGHWAY BUSINESS (B-H) DISTRICT.” Recommendation to the Town Board regarding proposed amendments to the uses permitted in the B-H District.

MOTION TO DEFER RECOMMENDATION TO THE TOWN BOARD TO DECEMBER 17, 2015.

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

5. CRYO WELD

Time Extension for a previously approved site plan for reuse of the former TEG Credit Union for a new Cryo Weld showroom and warehouse, including new overhead doors, loading dock and gas storage areas; recapping of existing paved surfaces. 10-14 Tucker Drive; Zoned I-H (Heavy Industrial); ±6.00 acres; Grid #s 6262-03-162080; Unlisted Action; *10 Tucker Drive LLC, Owner.*

MOTION TO GRANT TWO NINTY (90) DAY TIME EXTENSIONS OF SITE PLAN APPROVAL, FROM DECEMBER 18, 2015 FORWARD TO JUNE 15, 2016.

MOTION: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 6-0

MOTION TO TERMINATE MEETING AT 9:15 P.M.

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

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