



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

December 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 FEBRUARY 18, 2016.

MOVED: John Weisman
SECONDED: Richard Davison
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 (3,400 SF) with a gas canopy and four gas pumps. 798 Dutchess Turnpike and 219 Overocker Road; Zoned B-H (Highway-Business); 0.81 +/- acres; Grid #s 6262-04-571014 & 574003; SEQRA Negative Declaration adopted February 19, 2015; *Malabar Realty, LLC, Owner.*

MOTION TO OPEN THE PUBLIC HEARING.

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

MOTION TO CLOSE THE PUBLIC HEARING.

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

MOTION TO GRANT CONDITIONAL SITE PLAN APPROVAL.

MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 6-1 (Romeo nay)

MOTION TO ACCEPT ARCHITECTURAL REVIEW AS PRESENTED.

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

3. HYATT PLACE HOTEL

Site Plan Public Hearing for a proposed 95 room, four-story, 60,578 square foot Hyatt Place Hotel with ±102 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 OPEN THE PUBLIC HEARING.

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

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

MOVED: John Weisman
SECONDED: Rocco Romeo
CARRIED: 7-0

MOTION THAT THE PLANNING BOARD AS LEAD AGENCY HEREBY DETERMINES THAT THE HYATT PLACE HOTEL SITE PLAN WOULD NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT AND THAT A DRAFT ENVIRONMENTAL IMPACT STATEMENT WILL NOT BE REQUIRED FOR THE REASONS SET FORTH IN THE SEQRA NEGATIVE DECLARATION FOR AN UNLISTED ACTION DATED DECEMBER 17, 2015.

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

MOTION TO DEFER FURTHER REVIEW OF THIS APPLICATION PENDING ZONING BOARD OF APPEALS ACTION ON REQUIRED VARIANCES, AND DIRECT THE APPLICANT TO RESPOND TO THE COMMENTS RECEIVED FROM DEPARTMENTS, CONSULTANTS AND AGENCIES:

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

4. 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 OPEN THE PUBLIC HEARING.

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

MOTION TO CLOSE THE PUBLIC HEARING.

MOVED: John Weisman
SECONDED: Ben Paganelli
CARRIED: 7-0

MOTION TO GRANT CONDITIONAL MINOR SUBDIVISION APPROVAL.

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

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

MOTION TO OPEN THE PUBLIC HEARING.

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

MOTION TO CLOSE THE PUBLIC HEARING.

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

MOTION TO GRANT CONDITIONAL SITE PLAN APPROVAL.

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

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: John Weisman
SECONDED: Ben Paganelli
CARRIED: 7-0

THE PLANNING BOARD RESUMED THE RULES.

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

C) PLAN REVIEWS

1. POPEYES RESTAURANT – 535 HAIGHT AVENUE

SEQRA, 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 WAIVE A PUBLIC HEARING ON SITE PLAN APPROVAL.

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

MOTION DETERMINING THAT THE POPEYE’S LOUISIANA RESTAURANT, MAIN STREET DRIVE-IN OVERLAY DISTRICT AND SITE PLAN APPROVAL WOULD NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT, AND THAT A DRAFT ENVIRONMENTAL IMPACT STATEMENT WILL NOT BE REQUIRED FOR THE REASONS SET FORTH IN THE SEQRA NEGATIVE DECLARATION DATED DECEMBER 17, 2015.

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

MOTION TO CONVEY A POSITIVE RECOMMENDATION TO THE TOWN BOARD REGARDING APPROVAL OF THE MAIN STREET DRIVE-IN OVERLAY DISTRICT FOR THIS PROJECT.

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

MOTION TO DEFER ACTION ON SITE PLAN APPLICATION, PENDING ACTION BY THE TOWN BOARD.

MOVED: John Weisman
SECONDED: Ben Paganelli
CARRIED: 7-0

2. ONE PAGE PARK/TEXAS ROADHOUSE

Discussion of Architecture 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; SEQRA Negative Declaration adopted November 19, 2015; *One Page Park, LLC, Owner.*

NO ACTION TAKEN, FOR DISCUSSION ONLY.

3. 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 ACCEPT ARCHITECTURAL REVIEW AS PRESENTED.

MOVED: John Weisman
SECONDED: Ben Paganelli
CARRIED: 6-0

D) OTHER BUSINESS

- 1. 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 REQUEST AN ADDITIONAL SIXTY (60) DAYS TO REVIEW PROPOSED AMENDMENT AND MAKE RECOMMENDATION TO THE TOWN BOARD.

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

2. TOWN BOARD REFERRAL OF ZONING AMENDMENTS TO §210-33, ARTICLE VI, “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.

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

MOTION TO TERMINATE MEETING AT 8:45 P.M.

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

PRESENT:	ABSENT:
Chairman Weisman	Member Bennett (Alt.)
Member Davison	
Member Fanelli	
Member LaPerche	
Member Paganelli	
Member Romeo (left at 8:20 PM)	
Member Whitehead	