



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone
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NOTICE OF PLANNING BOARD

REGULAR MEETING

February 18, 2016
6:00 PM

DECISION AGENDA

A) PUBLIC HEARINGS

1. LUTHERAN CARE NETWORK

SEQRA Review, 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 THE PUBLIC HEARING UNTIL FURTHER NOTICE, TO BE DETERMINED AFTER SUBMITTAL OF ADDITIONAL PROJECT INFORMATION.

MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 5-0

2. HYATT PLACE HOTEL

Site Plan Hearing 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; SEQRA Negative Declaration adopted December 17, 2015; *MVK Enterprises, Inc., Owner.*

MOTION TO ADJOURN THE PUBLIC HEARING TO MARCH 17, 2016.

MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 5-0

3. ONE PAGE PARK/TEXAS ROADHOUSE

Site Plan Hearing for development of a ±7,163 SF restaurant and a ±6,889 SF retail store. 2323 South Road; Zoned B-H (Highway Business) District; 3.3 ± acres; Grid #6161-03-111047; SEQRA Negative Declaration adopted November 19, 2015; *One Page Park, LLC, Owner.*

MOTION TO OPEN THE PUBLIC HEARING.

MOVED: John Weisman
SECONDED: Carl Whitehead
CARRIED: 5-0

MOTION TO CLOSE THE PUBLIC HEARING.

MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 5-0

MOTION TO ADOPT THE RESOLUTION OF CONDITIONAL SITE PLAN APPROVAL DATED FEBRUARY 18, 2016, AS AMENDED.

MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 5-0

MOTION TO GRANT ARCHITECTURAL REVIEW APPROVAL AS PRESENTED WITH SAMPLES AND RENDERINGS.

MOVED: John Weisman
SECONDED: Ed LaPerche
CARRIED: 5-0

4. POPEYES RESTAURANT – 535 HAIGHT AVENUE

Site Plan Hearing regarding a proposed Popeye's Restaurant at the former Nelly Kelly's Restaurant site. 535 Haight Avenue; Zoned ATC (Arlington Town Center) and Main Street Drive-In Overlay District (MSDOD); 0.50 +/- acres; SEQRA Negative Declaration adopted December 17, 2015; Grid # 6161-08-894787; *Serroukas & Vanikiotis, Owners.*

MOTION TO OPEN THE PUBLIC HEARING.

MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 5-0

MOTION TO CLOSE THE PUBLIC HEARING.

MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 5-0

MOTION TO GRANT CONDITIONAL SITE PLAN APPROVAL.

MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 5-0

MOTION TO GRANT CONDITIONAL ARCHITECTURAL REVIEW APPROVAL AS PRESENTED WITH SAMPLES AND RENDERINGS.

MOVED: John Weisman
SECONDED: Carl Whitehead
CARRIED: 5-0

5. SPINS BOWL OUTDOOR RECREATION

Site Plan Hearing 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 OPEN THE PUBLIC HEARING.

MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 5-0

MOTION TO ADJOURN THE PUBLIC HEARING TO APRIL 21, 2016.

MOVED: John Weisman
SECONDED: Ed LaPerche
CARRIED: 5-0

MOTION TO DETERMINE THAT THE APPLICATION IS INCOMPLETE FOR SEQRA REVIEW, PENDING ADDITIONAL INFORMATION ON THE PROPOSED ACTION AND ITS POTENTIAL EFFECTS.

**MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 5-0**

MOTION TO DEFER ACTION ON THIS SITE PLAN APPLICATION AND DIRECT THE APPLICANT TO RESPOND TO COMMENTS.

**MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 5-0**

- 6. RIVER POINT RESIDENTIAL & WEST PARK PROFESSIONAL BUILDINGS Site Plan and Aquatic Resource Permit Hearing and Lot Line Revision Review** 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 adopted March 20, 2014; *WA Route 9 LLC, Owners.*

MOTION TO OPEN THE PUBLIC HEARING.

**MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 5-0**

MOTION TO ADJOURN THE PUBLIC HEARING TO APRIL 21, 2016.

**MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 5-0**

MOTION TO DEFER ACTION ON THE SITE PLAN APPLICATION, AQUATIC RESOURCE PERMIT AND LOT LINE REVISION APPROVALS, AND DIRECT THE APPLICANT TO RESPOND TO COMMENTS.

**MOVED: Carl Whitehead
SECONDED: Ed LaPerche
CARRIED: 5-0**

- 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: Ed LaPerche
CARRIED: 5-0

THE PLANNING BOARD RESUMED THE RULES.

MOVED: John Weisman
SECONDED: Ed LaPerche
CARRIED: 5-0

C) *PLAN REVIEWS*

1. *DUTCHESS GOLF & COUNTRY CLUB BUILDING ADDITION*

Architectural Review regarding an 800 SF addition to the existing enclosed patio at the clubhouse. 2628 South Road; Zoned R-20 (Residential Single Family 20,000 Square Feet); ±140 acres; Grid # 6160-01-235760; Type II Action; *Dutchess Golf Club LLC, Owner.*

MOTION TO GRANT ARCHITECTURAL REVIEW APPROVAL AS PRESENTED.

MOVED: Ed LaPerche
SECONDED: John Weisman
CARRIED: 5-0

2. *DUTCHESS GOLF & COUNTRY CLUB CONCEPT PLAN*

Discussion regarding conceptual improvements to add a 3,000 SF ancillary clubhouse, outdoor wedding function area, new ponds, landscaping, lighting and putting green renovations. 2628 South Road; Zoned R-20 (Residential Single Family 20,000 Square Feet); ±140 acres; Grid # 6160-01-235760; *Dutchess Golf Club LLC, Owner.*

FOR DISCUSSION ONLY, NO ACTION TAKEN.

3. *MACDONNELL HEIGHTS TOWN CENTER SITE PLAN*

Discussion and Planning Board to Declare SEQRA Lead Agency Intent for a proposed mixed use development including 288 to 350 residential dwelling units in apartments and townhomes; 85,000 to 180,000 SF of mixed commercial development; recreation area; and associated parking. 928, 932, 935 & 936 Dutchess Turnpike, Dutchess Turnpike and Victory Lane; Zoned MHC (MacDonnell Heights Center) and I-H (Heavy Industrial); ± 60.87 acres; Grid #s 6262-04-723342, 761394, 749282, 754298, 758301, 864243 and 892195; Type I Action. *Meadow View Properties LLC, Kirchoff Properties, LLC and Industrial Retro LLC, Owners.*

MOTION TO DECLARE THE PLANNING BOARD'S INTENT TO BE THE LEAD AGENCY FOR ENVIRONMENTAL REVIEW OF THE PROPOSED PROJECT AS A TYPE I ACTION; AND TO AUTHORIZE CIRCULATION OF A NOTICE OF SAID INTENT TO THE IDENTIFIED INVOLVED AGENCIES.

**MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 5-0**

MOTION THAT IF AND WHEN THE PLANNING BOARD IS ESTABLISHED AS LEAD AGENCY, AND UPON THE ASSUMPTION THAT THE BOARD WILL DETERMINE THAT AN EIS WILL BE PREPARED, THE BOARD AGREES THAT IT WILL HONOR THE APPLICANT'S REQUEST AND WILL UNDERTAKE PREPARATION OF AN EIS IN ACCORDANCE WITH §617.9(a)(1) AND §617.13 OF THE SEQRA REGULATIONS.

**MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 5-0**

MOTION TO DEFER FURTHER ACTION ON THIS APPLICATION PENDING ESTABLISHMENT OF A LEAD AGENCY AND SUBMITTAL OF ADDITIONAL APPLICATION INFORMATION NECESSARY TO ISSUE THE DETERMINATION OF SIGNIFICANCE AND A POTENTIAL SCOPING DOCUMENT.

**MOVED: John Weisman
SECONDED: Carl Whitehead
CARRIED: 5-0**

4. FOAM & WASH – 1942 SOUTH ROAD

Site Plan Amendment to add seven (7) new vacuum stations with 6'0" wide concrete walk and two (2) vending stations. 1942 South Road; Zoned B-H (Highway Business); 2.27 +/- acres; Grid # 6159-03-385134; Type II Action; *TGS Associates, Inc., Owner.*

MOTION TO DETERMINE THAT THE PROPOSED ACTIVITY IS A TYPE II ACTION AND IS NOT SUBJECT TO SEQRA REVIEW PURSUANT TO 6 NYCRR 617.5(c)(7) OF THE SEQRA REGULATIONS."

**MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 5-0**

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

MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 5-0

MOTION TO GRANT CONDITIONAL SITE PLAN APPROVAL.

MOVED: John Weisman
SECONDED: Carl Whitehead
CARRIED: 5-0

5. POUGHKEEPSIE PLAZA FAÇADE RENOVATION

Architectural Review for exterior renovation of the south façade over the Modells and Pastry Garden stores. 2586-2600 South Road; Zoned B-SC (Shopping Center); 0.24 ± acres; Grid # 6160-01-057740; Type II Action; *Poughkeepsie Shopping Center Inc., Owner.*

MOTION TO GRANT ARCHITECTURAL REVIEW WITH SAMPLES AND RENDERINGS AS PRESENTED.

MOVED: Carl Whitehead
SECONDED: Richard Davison
CARRIED: 5-0

6. SOUTH ROAD SQUARE

Architectural Review for façade improvements. 1955 South Road; Zoned B-SC (Business Shopping Center); ± 4.98 acres; Grid #6159-03-334149; Type II Action; *South Road Square Assoc LLC, Owner.*

MOTION TO GRANT CONDITIONAL ARCHITECTURAL REVIEW.

MOVED: John Weisman
SECONDED: Ed LaPerche
CARRIED: 4-0 (Richard Davison was out of the room)

D) OTHER BUSINESS

1. STRATFORD FARMS TOWNHOUSES

Time Extension 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 FEBRUARY 13, 2016 FORWARD TO AUGUST 11, 2016.

MOVED: John Weisman
SECONDED: Ed LaPerche
CARRIED: 4-0 (Richard Davison was out of the room)

2. STRATFORD FARMS WATER BOOSTER STATION

Time extension for an approved site plan for a 293 sq.ft. single story water pressure booster station. Lot 11, Stratford Drive; Zoned R- 4A (Residential, Single-Family 4 acre); 1.896 +/- acres; Grid #6363-03-223070. SEQRA Negative Declaration adopted December 14, 2006; *ABD Stratford, LLC, Owner.*

MOTION TO GRANT A TWELVE MONTH TIME EXTENSION FROM FEBRUARY 15, 2016 FORWARD TO FEBRUARY 15, 2017.

MOVED: John Weisman
SECONDED: Ed LaPerche
CARRIED: 4-0 (Richard Davison was out of the room)

3. ROSE WOODS SUBDIVISION

Time Extension for an approved 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; SEQRA Negative Declaration adopted September 17, 2015; *Dara Jo Corp. and Rosewoods LLC, Owners.*

MOTION TO GRANT TWO NINETY (90) DAY TIME EXTENSIONS OF CONDITIONAL FINAL (MAJOR) SUBDIVISION APPROVAL FROM MARCH 15, 2016 FORWARD TO SEPTEMBER 11, 2016.

MOVED: John Weisman
SECONDED: Ed LaPerche
CARRIED: 4-0 (Richard Davison was out of the room)

MOTION TO TERMINATE MEETING AT 9:10 P.M.

MOVED: John Weisman
SECONDED: Ed LaPerche
CARRIED: 4-0 (Richard Davison was out of the room)

PRESENT: Chairman Weisman Member Davison	ABSENT:
Member LaPerche Member Paganelli	Member Fanelli
Member Whitehead	Member Romeo