



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

March 17, 2016

6:00 PM

DECISION AGENDA

A) PUBLIC HEARINGS

1. 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 OPEN THE PUBLIC HEARING.

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

MOTION TO CLOSE THE PUBLIC HEARING.

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

MOTION TO GRANT CONDITIONAL SITE PLAN APPROVAL.

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

2. **1 EASY STREET/DUTCHESS TPK - FRIENDLY HONDA INVENTORY PARKING Site Plan Hearing** for redevelopment of five parcels adjacent to Friendly Honda for automobile inventory. 1165, 1167 & 1171 Dutchess Turnpike, and 1 & 3 Easy Street; Zoned B-H (Highway Business); 3.60 ± acres; Grid #s 6362-01-178705, -186712, -193719, -164715 and -157718; SEQRA Negative Declaration adopted October 15, 2015; *Owners Thomas Ashline & Virginia Ashline; Steven Sepelak & Linda Sepelak; Eric Hawlk; Nancy Adam; Virginia Ashline, Trustee.*

MOTION TO OPEN THE PUBLIC HEARING.

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

MOTION TO CLOSE THE PUBLIC HEARING.

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

MOTION TO DEFER SITE PLAN APPROVAL, SUBJECT TO CONDITIONS AND COMMENTS.

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

C) PLAN REVIEWS

1. DALIA SITE PLAN

Lot Consolidation Plan and Amended Site Plan Review for an approved site plan 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) and SHOD (Senior Housing Overlay District); \pm 7.01 acres; Grid #6162-10-448647, 450614, 436615, 429640, 407662; SEQRA Negative Declaration adopted March 19, 2015; Conditional Site Plan approval granted September 17, 2015; *Linda E. Dalia, Owner.*

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

MOVED: John Weisman

SECONDED: Ed LaPerche

CARRIED: 6-0

MOTION TO GRANT APPROVAL OF THE AMENDED SITE PLAN APPLICATION; AND DIRECT THE APPLICANT TO RESPOND TO COMMENTS OF THE PLANNING BOARD AND THOSE RECEIVED FROM TOWN DEPARTMENTS AND AGENCIES.

MOVED: John Weisman

SECONDED: Carl Whitehead

CARRIED: 6-0

MOTION AUTHORIZING CHAIRMAN TO SIGN THE LOT CONSOLIDATION PLAN.

MOVED: Richard Davison

SECONDED: Ed LaPerche

CARRIED: 6-0

2. YEUNG SUBDIVISION – 20 CENTER AVENUE

Discussion of Subdivision Pre-Application regarding subdividing an existing single family residential lot with frontage on Center Avenue and Fairview Avenue into two single family residential lots of \pm 0.98 acre and \pm 1.01 acre, respectively. 20 Center Avenue; Zoned R-20 (Single Family Residence 20,000 SF) District; Grid # 6162-05-204821; \pm 1.99 acres; *Yan Tung Yeung, Owner.*

NO ACTION TAKEN; FOR DISCUSSION ONLY.

D) OTHER BUSINESS

1. LOVE ROAD BROWNFIELD REMEDIATION LAND CONTOUR

Time Extension of a conditionally approved Land Contour Permit for removal of contaminated soil, import and landfill of clean soil required by Brownfield Program. 20-50 Love Road; Zoned B-H (Highway Business); 4.6 ± acres; Grid # 6261-01-187898; SEQRA Negative Declaration adopted April 17, 2014; *Herbert H. Redl, Owner.*

MOTION TO GRANT A ONE YEAR TIME EXTENSION OF THE CONDITIONALLY APPROVED LAND CONTOUR PERMIT, FROM APRIL 17, 2016 FORWARD TO APRIL 17, 2017.

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

MOTION TO TERMINATE MEETING AT 7:10 P.M.

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

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