



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 20, 2016

6:00 PM

DECISION AGENDA

A) PUBLIC HEARINGS

1. POUGHKEEPSIE DAY SCHOOL SOLAR ARRAY SITE PLAN

Site Plan Public Hearing for a proposed ground mounted solar array on a \pm 3.11 acre portion of the Poughkeepsie Day School site. 244 Boardman Road; Zoned IN (Institutional) District; 34.17 +/- acres; Grid # 6260-03-146453. *Poughkeepsie Day School, Owner.*

MOTION TO OPEN THE PUBLIC HEARING.

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

MOTION TO CLOSE THE PUBLIC HEARING.

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

MOTION THAT THE PLANNING BOARD AS LEAD AGENCY HEREBY DETERMINES THAT THE POUGHKEEPSIE DAY SCHOOL SOLAR ARRAY 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 OCTOBER 20, 2016.

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

MOTION THAT THE PLANNING BOARD GRANT CONDITIONAL SITE PLAN APPROVAL FOR THE POUGHKEEPSIE DAY SCHOOL SOLAR ARRAY SITE PLAN.

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

THE PLANNING BOARD RESUMED THE RULES.

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

C) *PLAN REVIEWS*

1. *SHADY BROOK TRAILER PARK SITE PLAN*

Site Plan Review regarding improvements for an existing mobile home site, to modify 24 sites and propose 34 sites over a seven year period. 67 Old Manchester Road; Zoned R-MH (Residence, Mobile Home) District; ± 12.371 acres; Grid #6261-04-671364; Unlisted Action; *Shady Brook Trailer Park Inc., Owner.*

MOTION THAT THE PLANNING BOARD DETERMINE THAT THE APPLICATION IS INCOMPLETE FOR SEQRA REVIEW, PENDING FURTHER ELABORATION ON THE PROPOSED DEVELOPMENT AND ITS POTENTIAL EFFECTS.

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

MOTION THAT THE PLANNING BOARD DEFER FURTHER ACTION ON THIS APPLICATION, AND DIRECT THE APPLICANT TO RESPOND TO COMMENTS OF THE PLANNING BOARD AND THOSE RECEIVED FROM TOWN DEPARTMENTS AND AGENCIES.

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

2. MACDONNELL HEIGHTS TOWN CENTER SITE PLAN

Planning Board to Adopt Public Scoping Document dated August 16, 2016 for preparation of a Draft Environmental Impact Statement (EIS) for the MacDonnell Heights Town Center Project: 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, Kirchhoff Properties, LLC and Industrial Retro LLC, Owners.*

MOTION THAT THE PLANNING BOARD ADOPT THE ATTACHED RESOLUTION TO ACCEPT THE DRAFT SCOPING DOCUMENT DATED OCTOBER 14, 2016 AS THE FINAL SCOPING DOCUMENT AS SET FORTH IN SAID RESOLUTION IN THE MATTER OF MACDONNELL HEIGHTS TOWN CENTER PROJECT DRAFT ENVIRONMENTAL IMPACT STATEMENT.

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

3. CREEK ROAD APARTMENTS

SEQRA Review, Rezoning Recommendation to the Town Board and Site Plan Review for proposed site rezoning by the Town Board from B-N (Business Neighborhood) to the R-M (Residence Multifamily) District; and an amended Site Plan application to the Planning Board for 32 apartments in three buildings (two 12-unit buildings of three-stories, and one 8-unit building of two stories). 84-92 Creek Road; Zoned B-N (Neighborhood Business) District; ± 5.18 acres; Grid #s 6162-02-735705; Unlisted Action; *JPJR Holdings, LLC, Owner.*

MOTION THAT THE PLANNING BOARD DETERMINE THAT THE APPLICATIONS ARE INCOMPLETE FOR SEQRA REVIEW, PENDING FURTHER ELABORATION ON THE PROPOSED DEVELOPMENT AND ITS POTENTIAL EFFECTS.

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

MOTION TO DEFER ACTION ON THE R-M REZONING RECOMMENDATION AND THE SITE PLAN APPLICATION, AND DIRECT THE APPLICANT TO RESPOND TO COMMENTS OF THE PLANNING BOARD AND THOSE RECEIVED FROM TOWN DEPARTMENTS AND AGENCIES.

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

4. **33 ARLINGTON AVENUE (BUILT PARCEL FIVE) AMENDED SITE PLAN Planning Board to Declare Lead Agency Intent and Preliminary Site Plan Review** to amend an approved site plan to add additional commercial retail tenants, develop an adjacent parcel for parking, and provide new sidewalks to connect parcels. 33 Arlington Avenue and Van Wagner Road; Zoned B-H (Highway Business) District and R-20 (Residential Single Family 20,000 SF) District; ± 0.52 acres and ± 0.521 acres; Grid #6161-08-868920 and 864945; *Built Parcel Five, LLC and Thomas Gannon, Owners.*

MOTION THAT THE PLANNING BOARD DECLARE ITS 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 DATED OCTOBER 14, 2016 OF A NOTICE OF SAID INTENT, A COPY OF THE EAF, AND A COPY OF THE APPLICATION TO THE IDENTIFIED INVOLVED AGENCIES.

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

MOTION THAT THE PLANNING BOARD DEFER FURTHER ACTION ON THIS APPLICATION PENDING ESTABLISHMENT OF A LEAD AGENCY, AND DIRECT THE APPLICANT TO RESPOND TO COMMENTS OF THE PLANNING BOARD AND THOSE RECEIVED FROM TOWN DEPARTMENTS AND AGENCIES.

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

5. **PLANET WINGS ADDITION – 661 DUTCHESS TURNPIKE Site Plan Review** for a proposed 700 SF addition to the 3,300 SF building and renovations to lease 2,500 SF to a retail tenant and retain 1,500 SF for continued restaurant use. 661 Dutchess Turnpike; Zoned B-SC (Business Shopping Center); ± 0.68 acres; Grid # 6261-01-119864; Type II Action; *Planet Wings of Poughkeepsie, Owner.*

MOTION THAT THE PLANNING BOARD DETERMINE THAT THE PROPOSAL MEETS THE CRITERIA FOR A SEQRA TYPE II ACTION PURSUANT TO SEQRA PART 617.5(C)(7) AND NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED.

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

MOTION THAT THE PLANNING BOARD DEFER FURTHER ACTION ON THIS APPLICATION AND DIRECT THE APPLICANT TO RESPOND TO COMMENTS OF THE PLANNING BOARD AND THOSE RECEIVED FROM TOWN DEPARTMENTS AND AGENCIES.

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

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 THE AMBASSADOR SQUARE SITE PLAN CONSTRUCTION COMPLETION UNTIL NOVEMBER 12, 2018.

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

PRESENT:	ABSENT:
Chairman Weisman	
Member Davison	
Member Fanelli	
Member LaPerche	
Member Paganelli	
Member Powers (alt. non-voting)	
Member Romeo	
Member Whitehead	

MOTION TO TERMINATE MEETING AT 7:58 P.M.

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