



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

November 17, 2016

6:00 PM

DECISION AGENDA

A) **PUBLIC HEARINGS**

- 1. 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, \pm 31,534 square feet (SF) medical office and \pm 13,976 SF retail pharmacy or medical service uses. 2055 South Road and 83 Old Post Road; Zoned O-R (Office Research) District with a Senior Housing Overlay District (SHOD) designation; 7.14 \pm acres; Grid #'s 6159-03-375410 and 6159-03-365369; SEQRA Negative Declaration adopted March 20, 2014; *WA Route 9 LLC, Owners.*

MOTION TO ADJOURN THE SITE PLAN AND AQUATIC RESOURCE PERMIT PUBLIC HEARING TO APRIL 20, 2017; AND DIRECT THE PLANNING DEPARTMENT TO SEND A LETTER TO THE APPLICANT RECOMMENDING A SUBSTANTIVE REVISED SUBMITTAL BY THE MARCH 27, 2017, 12:00 PM DEADLINE FOR THE REGULAR MEETING OF APRIL 20, 2017, AS THE PLANNING BOARD INTENDS TO TAKE ACTION ON THE APPLICATION AT THAT MEETING.

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

2. **HUDSON VALLEY FEDERAL CREDIT UNION – 2373 South Road (former Coppola’s Restaurant)**
Site Plan Public Hearing regarding site re-development for a new one-story 4,300 SF bank with drive-thru and 44 parking spaces. 2373 South Road; Zoned B-N (Neighborhood Business) District; 1.37 ± acres; Grid # 6160-03-048168; Unlisted Action; *Antonio Coppola Owner.*

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 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: 5-0

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

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

THE PLANNING BOARD RESUMED THE RULES.

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

C) PLAN REVIEWS

1. HUDSON HERITAGE PROJECT

Review and actions with regard to the proposed Project for redevelopment of the former Hudson River State Hospital. 3532 North Road (U.S. Route 9); Zoned HRDD (Historic Revitalization Development District); ± 156.19 acres; Grid #6163-03-011149; Type 1 Action; *EFG/DRA Heritage LLC, Owner.*

- a) **Recommendation to the Town Board** on a referred Petition for Zoning Amendments to the Historic Revitalization Development District (HRDD) Regulations.
- b) **Review of Draft Environmental Impact Statement (DEIS) and Preparation of Comments to the Town Board.**
- c) **Review of the Development Master Plan and Preparation of Preliminary Comments to the Town Board.**

MOTION THAT THE PLANNING BOARD MAKE A POSITIVE RECOMMENDATION TO THE TOWN BOARD TO ADOPT THE PROPOSED HRDD ZONING AMENDMENTS.

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

MOTION THAT THE PLANNING BOARD DIRECT STAFF TO ORGANIZE AND PREPARE PLANNING BOARD COMMENTS TO THE TOWN BOARD ON THE DEIS AND TO PREPARE AN ACCOMPANYING RESOLUTION, FOR CONSIDERATION AT THE DECEMBER 15, 2016 PLANNING BOARD MEETING.

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

MOTION THAT THE PLANNING BOARD DIRECT STAFF TO ORGANIZE AND PREPARE PLANNING BOARD COMMENTS TO THE TOWN BOARD ON THE DEVELOPMENT MASTER PLAN AND TO PREPARE AN ACCOMPANYING

RESOLUTION, FOR CONSIDERATION AT THE DECEMBER 15, 2016 PLANNING BOARD MEETING.

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

2. **POUGHKEEPSIE RURAL CEMETERY NEW ACCESS DRIVE & LAND CONTOUR Planning Board to Declare Lead Agency Intent, and Site Plan and Waterfront Consistency Review** regarding proposed new access drive and signal modifications at U.S. Route 9 and Sharon Drive, fill area, elimination of an existing access drive, internal road and fence modifications, in a 2.37 acre project area. 342 South Avenue; Zoned R-4A (Residence Single Family 4 Acre) District and WD2 (Waterfront District 2); ± 160.5 acres; Grid # 6061-04-905298; Unlisted Action; *Poughkeepsie Rural Cemetery, Owner.*

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 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: Carl Whitehead
CARRIED: 5-0

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: Carl Whitehead
CARRIED: 5-0

3. **SPACKEN PARTNERS, LLC – II Planning Board to Declare Lead Agency Intent, and Site Plan, Waterfront Consistency and potential Aquatic Resource Permit Review** regarding proposed rehabilitation of existing parking areas, construction of landscape areas, new site access to Route 9 and relocation of the main building entrance and parking area, in connection with re-use of an office building. 56 Enterprise Drive (2467 South Road); Zoned I-H (Heavy Industry) District; ± 23.84 acres; Grid #6060-04-922413; Unlisted Action; *Spacken Partners LLC, Owner.*

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 NOVEMBER 9, 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: 5-0

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: Carl Whitehead
CARRIED: 5-0

- 4. MID-HUDSON CENTER/MCDONALDS – 3460 NORTH ROAD**
Planning Board to Declare Lead Agency Intent, and Amended Site Plan Review regarding proposed modifications to drive-through facilities, parking, circulation, and site and building accessibility. 3460 North Road; Zoned FC (Fairview Center) District; ±15.07 acres; Grid #6062-02-992924; Unlisted Action; *Inland Western Poughkeepsie Mid Hudson Center LLC, Owner.*

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 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: 5-0

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: 5-0

5. DALIA SITE PLAN

Planning Board approval of a Stipulation of Settlement in the matter of Fairview Fire District v. Town of Poughkeepsie and Dalia with regard to 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, amended March 17, 2016; *Linda E. Dalia, Owner.*

MOTION THAT THE PLANNING BOARD ADOPT THE ATTACHED RESOLUTION TO AUTHORIZE THE CHAIRMAN TO SIGN THE ATTACHED STIPULATION OF SETTLEMENT IN THE MATTER OF FAIRVIEW FIRE DISTRICT V. TOWN OF POUGHKEEPSIE AND DALIA, DATED NOVEMBER 17, 2016, AS SET FORTH IN THE FORENAMED STIPULATION.

MOVED: Richard Davison
SECONDED: Brian Powers
CARRIED: 5-0

6. POPAVERO & BUCKLEY BUILDING

Architectural Review Amendment for new façade on building. 160 Salt Point Turnpike; Zoned R-20 (Residence Single-Family 20,000 Square Feet); \pm 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: Carl Whitehead
SECONDED: Brian Powers
CARRIED: 5-0

D) OTHER BUSINESS

- 1. ARLINGTON FARMS – MALABAR REALTY LLC**
Time Extension of an approved site plan 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) District; 0.81 +/- acres; Grid #s 6262-04-571014 & 574003; SEQRA Negative Declaration adopted February 19, 2015, conditional Site Plan approval granted December 17, 2015; *Malabar Realty, LLC, Owner.*

MOTION TO GRANT A TIME EXTENSION OF CONDITIONAL SITE PLAN APPROVAL FOR TWO 90 DAY PERIODS, FROM DECEMBER 17, 2016 FORWARD TO JUNE 15, 2017.

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

- 2. BEACON RESIDENTIAL - 297 VIOLET AVENUE**
Time Extension for an approved site plan to construct a new two story residence of four units. 297 Violet Avenue; Zoned R-M (Residence, Multifamily) District; 0.445 +/- acres; Grid # 6163-19-523128; Negative Declaration adopted June 2, 2015, conditional Site Plan approval granted December 17, 2015; *Beacon Residential LLC, Owner.*

MOTION TO GRANT A TIME EXTENSION OF CONDITIONAL SITE PLAN APPROVAL FOR TWO 90 DAY PERIODS, FROM DECEMBER 17, 2016 FORWARD TO JUNE 15, 2017.

MOVED: John Weisman
SECONDED: Brian Powers
CARRIED: 5-0

- 3. TLP/MCKINLEY LANE LOT LINE REVISION**
Time Extension of a conditional lot line approval for a plat to realign property lines of six parcels, one of them located in the City of Poughkeepsie, to result in three parcels in the Town and two parcels located in both the Town and the City. 30, 32, 34, 36, 40-42 McKinley Lane in the Town and McKinley Lane (Rear) in the City; Zoned B-N (Neighborhood Business) District in the Town and Zoned I-1 (Light Industrial) in the City; Grid #s 6162-15-687379, -691395, -686390, -693398, -687395 in the Town and 6162-58-702386 in the City; Total 2.58 +/- acres; SEQRA Negative Declaration and conditional Lot Line Revision approval adopted on July 21, 2016; *TLP Associates LLC, Owner.*

***MOTION TO GRANT A 90 DAY TIME EXTENSION OF CONDITIONAL LOT LINE
REVISION APPROVAL FROM NOVEMBER 18, 2016 FORWARD TO MARCH 23, 2016.***

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

MOTION TO TERMINATE MEETING AT 8:09 P.M.

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

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