



# 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

February 16, 2017  
6:00 PM

### DECISION AGENDA

***THE CHAIRMAN REQUESTED A MOTION FOR THE PLANNING BOARD TO ENTER INTO EXECUTIVE SESSION.***

**MOVED:** Ed LaPerche  
**SECONDED:** Carl Whitehead  
**CARRIED:** 6-0

***MOTION FOR THE PLANNING BOARD TO RESUME THEIR REGULAR SESSION.***

**MOVED:** Carl Whitehead  
**SECONDED:** Brian Powers  
**CARRIED:** 6-0

**A) PUBLIC HEARINGS**

**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:** Ed LaPerche  
**SECONDED:** Carl Whitehead  
**CARRIED:** 6-0

**THE PLANNING BOARD RESUMED THE RULES.**

**MOVED:** Ed LaPerche  
**SECONDED:** Carl Whitehead  
**CARRIED:** 6-0

**C) PLAN REVIEWS**

**1. POUGHKEEPSIE RURAL CEMETERY NEW ACCESS DRIVE SITE PLAN**

**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 2.40 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 TO WAIVE A SITE PLAN PUBLIC HEARING IN ACCORDANCE WITH §210-151(D).**

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

**MOTION THAT THE PLANNING BOARD AS LEAD AGENCY HEREBY DETERMINES THAT THE POUGHKEEPSIE RURAL CEMETERY NEW ACCESS DRIVE & LAND CONTOUR 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 FEBRUARY 16, 2017.**

**MOVED:** Ed LaPerche  
**SECONDED:** Brian Powers  
**CARRIED:** 6-0

**MOTION TO DETERMINE THAT THE PROPOSED ACTIVITY IS CONSISTENT WITH THE TOWN OF POUGHKEEPSIE'S APPROVED LOCAL WATERFRONT REVITALIZATION PROGRAM (LWRP) BECAUSE IT WILL BE CONDUCTED IN A MANNER CONSISTENT WITH SUCH PROGRAM.**

**MOVED:** Ed LaPerche  
**SECONDED:** Carl Whitehead  
**CARRIED:** 6-0

***MOTION TO GRANT CONDITIONAL SITE PLAN APPROVAL FOR THE  
POUGHKEEPSIE RURAL CEMETERY NEW ACCESS DRIVE & LAND CONTOUR SITE  
PLAN.***

**MOVED:** Ed LaPerche  
**SECONDED:** Carl Whitehead  
**CARRIED:** 6-0

**2. 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); ± 0.721 acre; Grid # 6261-01-119864; Type II Action; *Planet Wings of Poughkeepsie, Owner.*

***MOTION TO WAIVE A SITE PLAN PUBLIC HEARING IN ACCORDANCE WITH  
§210-151(D).***

**MOVED:** John Weisman  
**SECONDED:** Ed LaPerche  
**CARRIED:** 5-0 (Brian Powers recused himself)

***MOTION TO DEFER SITE PLAN APPROVAL FOR THE PLANET WINGS ADDITION –  
661 DUTCHESS TURNPIKE PROJECT.***

**MOVED:** John Weisman  
**SECONDED:** Carl Whitehead  
**CARRIED:** 5-0 (Brian Powers recused himself)

**3. CREEK ROAD APARTMENTS**

**Discussion** 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.*

***ITEM FOR DISCUSSION ONLY; NO ACTION TAKEN.***

**4. DUTCHESS GOLF CLUB REZONING AND SITE PLAN**

**Presentation and Rezoning Recommendation to the Town Board** regarding proposed applications for Town Board rezoning of a portion of the property to Highway Business (B-H) District, and for Planning Board site plan approval. 2628 South Road; Zoned Residence Single-Family 2-Acre (R-2A) District; ±139 acres; Grid #6160-01-235760; Unlisted Action; *Dutchess Golf Club, LLC, Owner.*

***MOTION TO CONVEY A POSITIVE RECOMMENDATION TO THE TOWN BOARD REGARDING THE PROPOSED ZONING MAP AMENDMENT FOR A ±10.9 ACRE PORTION OF 2628 SOUTH ROAD, TAX PARCEL #6160-01-235760, FROM RESIDENCE SINGLE FAMILY 2 ACRE (R-2A) TO HIGHWAY BUSINESS (B-H) DISTRICT; AND ADDITIONALLY RECOMMEND THAT THE APPLICATION FOR CHANGE OF ZONE BE CORRECTED TO REFLECT THE CURRENT OWNER OF RECORD AND THE CURRENT FILED DEED FOR THE EXISTING PARCEL.***

**MOVED:** John Weisman  
**SECONDED:** Carl Whitehead  
**CARRIED:** 6-0

**5. MCKEE CONSTRUCTION BUILDING**

**Architectural Review** of modifications to the smaller, northern one of two existing buildings, for a construction business. 2264 – 2270 South Road; Zoned B-H (Highway Business) District; 3.36 ± acres; Grid #6159-01-243942; Type II Action. *Town Center Poughkeepsie, LLC, Owner.*

***MOTION TO GRANT ARCHITECTURAL REVIEW APPROVAL WITH RENDERINGS AS PRESENTED.***

**MOVED:** John Weisman  
**SECONDED:** Carl Whitehead  
**CARRIED:** 6-0

**D) OTHER BUSINESS**

**1. HYATT PLACE HOTEL**

**Time Extension** for a conditionally approved site plan for a 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) District; 8.43 ± acres; Grid # 6159-01-287638; SEQRA Negative Declaration adopted December 17, 2015; Conditional Site Plan approval granted March 17, 2016; *MVK Enterprises, Inc., Owner.*

***MOTION GRANT A TIME EXTENSION OF CONDITIONAL SITE PLAN APPROVAL FOR TWO 90-DAY PERIODS, FROM MARCH 17, 2017 FORWARD TO SEPTEMBER 13, 2017.***

**MOVED:** Carl Whitehead  
**SECONDED:** Ben Paganelli  
**CARRIED:** 5-0 (Ed LaPerche left the room)

**2. 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 NINETY (90) DAY TIME EXTENSION OF CONDITIONAL LOT LINE REVISION APPROVAL FROM FEBRUARY 16, 2017 FORWARD TO MAY 17, 2017.***

**MOVED:** John Weisman  
**SECONDED:** Brian Powers  
**CARRIED:** 5-0 (Ed LaPerche left the room)

***MOTION TO TERMINATE MEETING AT 7:40 P.M.***

**MOVED:** Carl Whitehead  
**SECONDED:** Brian Powers  
**CARRIED:** 5-0 (Ed LaPerche left the room)

<b>PRESENT:</b>	<b>ABSENT:</b>
Chairman Weisman	Member Davison
Member Fanelli	
Member LaPerche	
Member Paganelli	
Member Powers (alt.)	
Member Whitehead	Member Romeo