



# 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

March 16, 2017

6:00 PM

### DECISION AGENDA

#### A) PUBLIC HEARINGS

##### 1. SPACKEN PARTNERS, LLC – II

**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 TO OPEN THE PUBLIC HEARING.***

**MOVED:** Ed LaPerche  
**SECONDED:** Carl Whitehead  
**CARRIED:** 7-0

#### ***MOTION TO CLOSE ADJOURN THE PUBLIC HEARING TO APRIL 20, 2017.***

**MOVED:** John Weisman  
**SECONDED:** Ed LaPerche  
**CARRIED:** 7-0

#### ***MOTION TO CLOSE THE PUBLIC HEARING INSTEAD OF ADJOURNING IT TO APRIL 20, 2017.***

**MOVED:** John Weisman  
**SECONDED:** Brian Powers  
**CARRIED:** 7-0

***MOTION THAT THE PLANNING BOARD AS LEAD AGENCY HEREBY DETERMINES THAT THE SPACKEN PARTNERS LLC – II 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 MARCH 16, 2017.***

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

***MOTION DETERMINING 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: John Weisman  
SECONDED: Carl Whitehead  
CARRIED: 7-0**

***MOTION TO GRANT CONDITIONAL SITE PLAN APPROVAL FOR THE SPACKEN PARTNERS LLC – II SITE PLAN.***

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

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

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

***MOTION TO GRANT TREE CUTTING REQUEST FOR INDIANA BATS, BEFORE CHAIRMAN SIGNS THE PLANS, ON OR BEFORE APRIL 7, 2017.***

**MOVED: John Weisman  
SECONDED: Brian Powers  
CARRIED: 7-0**

2. **28 MANCHESTER ROAD TRUCK RENTAL SITE PLAN AMENDMENT**  
**Site Plan Hearing** to construct a parking area for up to four trucks behind an existing fuel station and convenience store in order to operate as a truck rental location. 28 Manchester Road; Zoned ATC (Arlington Town Center) District; ± 0.68 acres; Grid # 6161-12-989740; Unlisted Action; *Jyoti Incorporated, Owner.*

***MOTION TO OPEN THE PUBLIC HEARING.***

**MOVED:** John Weisman  
**SECONDED:** Rocco Romeo  
**CARRIED:** 7-0

***MOTION TO CLOSE THE PUBLIC HEARING.***

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

***MOTION TO DETERMINE THAT THE PLANNING BOARD WILL CONDUCT AN UNCOORDINATED ENVIRONMENTAL REVIEW OF THE PROPOSED PROJECT AS AN UNLISTED ACTION UNDER SEQRA.***

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

***MOTION TO DETERMINE THAT THE APPLICATION IS INCOMPLETE FOR SEQRA REVIEW AND TO DEFER CONDITIONAL SITE PLAN APPROVAL.***

**MOVED:** John Weisman  
**SECONDED:** Ed LaPerche  
**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:** John Weisman  
**SECONDED:** Brian Powers  
**CARRIED:** 7-0

**THE PLANNING BOARD RESUMED THE RULES.**

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

**C) PLAN REVIEWS**

**1. ET QUIETE, LLC – REZONING AND SITE PLAN**  
**SEQRA and Site Plan Review** regarding proposed applications for Town Board rezoning of a ±10.5 acre portion of the property to B-H (Highway Business) District, and for Planning Board site plan approval for a change of use to establish offices in the existing main building. 2628 South Road; Zoned R-2A (Residence Single-Family 2-Acre) District; ±139.23 acres; Grid #6160-01-235760; Unlisted Action; *The Private Exchange Group, Inc. and Et Quiete LLC, Owners.*

**MOTION TO DECLARE THE PLANNING BOARD LEAD AGENCY TO COORDINATE THE ENVIRONMENTAL REVIEW OF THE PROPOSED PROJECT AS AN UNLISTED ACTION.**

**MOVED:** Ed LaPerche  
**SECONDED:** Carl Whitehead  
**CARRIED:** 7-0

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

**MOVED:** Ed LaPerche  
**SECONDED:** Carl Whitehead  
**CARRIED:** 7-0

**MOTION, THAT THE PLANNING BOARD AS LEAD AGENCY, HEREBY DETERMINES THAT THE ET QUIETE, LLC – REZONING AND 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 MARCH 16, 2017.**

**MOVED:** Ed LaPerche  
**SECONDED:** Carl Whitehead  
**CARRIED:** 7-0

***MOTION TO DEFER ACTION ON THE SITE PLAN APPLICATION PENDING TOWN BOARD ACTION ON THE PROPOSED REZONING.***

**MOVED:** Ed LaPerche  
**SECONDED:** Carl Whitehead  
**CARRIED:** 7-0

**2. MARIST COLLEGE STEEL PLANT STUDIO**

**Planning Board to Declare Lead Agency Intent and Site Plan Review** regarding construction of a 37,000 SF two-story addition to the existing Marist College Steel Plant Studio, complete renovation of the existing building, site modifications to existing parking, walkways, drainage, grading, utilities and lighting, and consolidation of four parcels into one parcel. 1 & 2 Beck Place, Beck Place, & 63 North Road; Zoned IN (Institutional) District; ± 3.59 acres; Grid #s 6062-02-974742, -982744, -982720, -969745, -996750; Unlisted Action; *Marist College and Marist Real Property Services, Owner.*

***MOTION TO DECLARE INTENT TO BE LEAD AGENCY AND 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:** John Weisman  
**SECONDED:** Carl Whitehead  
**CARRIED:** 7-0

***MOTION TO 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:** John Weisman  
**SECONDED:** Carl Whitehead  
**CARRIED:** 7-0

**3. MARIST COLLEGE 51 FULTON REDEVELOPMENT**

**Planning Board to Declare Lead Agency Intent** regarding a site plan for a change of use and renovation of 51 Fulton Street to accommodate office, classroom and studio space; site modifications to 51 and adjoining 57 Fulton Street; pedestrian improvements in the Fulton Street right-of-way; and campus sidewalk connections to the south (40 Fulton Street). 51, 57 & 40 Fulton Street; Zoned FC (Fairview Center) and IN (Institutional) District; ± 5.607 acres; Grid #s 6162-05-062388, -083848, & -064792; Unlisted Action; *Marist Real Property Services Inc., Owner.*

***MOTION TO 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:** John Weisman  
**SECONDED:** Ed LaPerche  
**CARRIED:** 7-0

***MOTION TO 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:** John Weisman  
**SECONDED:** Carl Whitehead  
**CARRIED:** 7-0

**4. SHERIDAN LOT LINE REVISION**

**Lot Line Revision Review** for a lot line revision for a proposed conveyance of  $\pm 1.28$  acres to a residential parcel from a vacant parcel in common ownership. 8 Kingwood Park and Kingwood Park; Zoned R-20 (Residential Single Family 20,000 SF) District;  $\pm 1.18$  acres and  $\pm 3.30$  acres; Grid #s 6160-03-079185 and 123166; Unlisted Action; *James D. Sheridan, Owner.*

***MOTION TO DECLARE ITS INTENT TO BE THE LEAD AGENCY TO COORDINATE THE ENVIRONMENTAL REVIEW OF THE PROPOSED PROJECT AS AN UNLISTED ACTION, AND DIRECT THE PLANNING DEPARTMENT TO NOTIFY THE INVOLVED AGENCIES OF THE BOARD'S INTENT BY CIRCULATING A NOTICE OF SAID INTENT, A COPY OF THE EAF, AND A COPY OF THE APPLICATION TO THE IDENTIFIED INVOLVED AGENCIES.***

**MOVED:** John Weisman  
**SECONDED:** Ed LaPerche  
**CARRIED:** 7-0

***MOTION TO 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:** John Weisman  
**SECONDED:** Carl Whitehead  
**CARRIED:** 7-0

**5. 668 DUTCHESS TURNPIKE FAÇADE IMPROVEMENTS**

**Architectural Review** of proposed façade improvements. 668 Dutchess Turnpike; Zoned B-N (Neighborhood Business) District; ± 1.15 acres; Grid #s 6261-01-188859; Type II Action; *Rocket Dog LLC, Owner.*

**MOTION TO ACCEPT ARCHITECTURAL REVIEW, WITH SAMPLES AND ELEVATIONS, AS PRESENTED.**

**MOVED:** Ed LaPerche  
**SECONDED:** Brian Powers  
**CARRIED:** 7-0

**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, 2017 FORWARD TO APRIL 17, 2018.**

**MOVED:** John Weisman  
**SECONDED:** Brian Powers  
**CARRIED:** 7-0

**2. 33 ARLINGTON AVENUE (BUILT PARCEL FIVE) AMENDED SITE PLAN**

**Approval to remove trees** on a previously approved, but not yet signed, Site Plan 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, Owner.*

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

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

**MOTION TO TERMINATE MEETING AT 8:11 P.M.**

**MOVED:** John Weisman  
**SECONDED:** Brian Powers  
**CARRIED:** 7-0