



# 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

May 18, 2017  
6:00 PM

### DECISION AGENDA

#### A) PUBLIC HEARINGS

##### 1. MARIST COLLEGE 51 FULTON REDEVELOPMENT

**Site Plan Public Hearing** 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 6162-05-062838, -083848, & -064792; Unlisted Action; *Marist Real Property Services Inc., Owner.*

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

**Moved:** John Weisman  
**Seconded:** Ed LaPerche  
**Carried:** 7-0

#### **MOTION TO ADJOURN THE PUBLIC HEARING TO JUNE 15, 2017.**

**Moved:** John Weisman  
**Seconded:** Rocco Romeo  
**Carried:** 7-0

**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:** John Weisman  
**Seconded:** Ed LaPerche  
**Carried:** 7-0

***MOTION TO DEFER CONDITIONAL SITE PLAN APPROVAL.***

**Moved:** John Weisman  
**Seconded:** Ed LaPerche  
**Carried:** 7-0

**2. MARIST COLLEGE STEEL PLANT STUDIO**

**Site Plan Public Hearing** 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 OPEN THE PUBLIC HEARING.***

**Moved:** John Weisman  
**Seconded:** Ed LaPerche  
**Carried:** 7-0

***MOTION TO ADJOURN THE PUBLIC HEARING TO JUNE 15, 2017.***

**Moved:** John Weisman  
**Seconded:** Ed LaPerche  
**Carried:** 7-0

***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:** John Weisman  
**Seconded:** Ed LaPerche  
**Carried:** 7-0

***MOTION TO DEFER FURTHER 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:** 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: Carl Whitehead**  
**Carried: 7-0**

**THE PLANNING BOARD RESUMED THE RULES.**

**Moved: John Weisman**  
**Seconded: Carl Whitehead**  
**Carried: 7-0**

**C) PLAN REVIEWS**

**1. MACDONNELL HEIGHTS TOWN CENTER SITE PLAN**

**Presentation and Discussion** of 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. The property is located in the MHC (MacDonnell Heights Center) and I-H (Heavy Industrial) Districts. 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, Kirchoff Properties, LLC and Industrial Retro LLC, Owners.*

**NO ACTION TAKEN; FOR PRESENTATION AND DISCUSSION ONLY.**

**2. CENTERPOINT RETAIL DEVELOPMENT**

**Planning Board to Declare Lead Agency Intent** for proposed construction of a 4,860 SF retail building, associated parking area, utility connections, landscaping and lighting improvements. 3350 Route 9 North; Zoned B-N (Neighborhood Business); ± 2.37 acres; Grid # 6062-02-973599; Unlisted Action; *Marist Centerpoint 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: 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

**D) OTHER BUSINESS**

**1. DALIA SITE PLAN**

**Time Extension** 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, and amended on March 17, 2016; *Linda E. Dalia, Owner.*

***MOTION TO GRANT A TIME EXTENSION OF CONDITIONAL SITE PLAN APPROVAL FOR 90-DAYS, FROM JUNE 15, 2017 FORWARD TO SEPTEMBER 13, 2017.***

**Moved:** Ed LaPerche  
**Seconded:** Carl Whitehead  
**Carried:** 7-0

**2. 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 JUNE 15, 2017 FORWARD TO DECEMBER 5, 2017.***

**Moved:** Ed LaPerche  
**Seconded:** Brian Powers  
**Carried:** 7-0

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

***MOTION TO TERMINATE MEETING AT 7:42 P.M.***

**Moved:** Carl Whitehead  
**Seconded:** Ed LaPerche  
**Carried:** 7-0