



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

845-485-3657 Phone  
845-486-7885 Fax

### NOTICE OF PLANNING BOARD

## SPECIAL MEETING

August 3, 2017

5:00 PM

### DECISION AGENDA

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

**Discussion and update on SEQRA and Site Plan Review** 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. 928, 932, 935 & 936 Dutchess Turnpike, Dutchess Turnpike and Victory Lane; Zoned MHC (MacDonnell Heights Center) and I-H (Heavy Industrial) Districts; ± 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 AS THIS ITEM WAS FOR DISCUSSION ONLY.***

**2. SHADY BROOK TRAILER PARK SITE PLAN**

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

Motion: Carl Whitehead  
Seconded: Rocco Romeo  
Carried: 6-0

***MOTION TO ADJOURN THE PUBLIC HEARING TO A SPECIAL MEETING ON AUGUST 29, 2017, 5:00PM, AND TO SCHEDULE A CONCURRENT WITH SPECIAL USE PERMIT PUBLIC HEARING.***

Motion: Carl Whitehead  
Seconded: Rocco Romeo  
Carried: 6-0

***MOTION THAT THE PLANNING BOARD DEFER CONSIDERATION OF A SEQRA DETERMINATION AND OF SITE PLAN AND SPECIAL USE PERMIT APPROVALS.***

Motion: Carl Whitehead  
Seconded: Brian Powers  
Carried: 6-0

**3. CROWN CASTLE-VERIZON COMMUNICATIONS TOWER**

**Site Plan and Special Use Permit Review** regarding replacement of telecommunication monopole at the Poughkeepsie Day School. 244 Boardman Road; Zoned IN (Institutional) District; ± 0.266 acres; Grid #6260-03-146453; *Poughkeepsie Day School, Owner.*

***MOTION THAT THE PLANNING BOARD AS LEAD AGENCY HEREBY DETERMINES THAT THE CROWN CASTLE-VERIZON COMMUNICATIONS TOWER 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 AUGUST 3, 2017.***

Motion: Carl Whitehead  
Seconded: Rocco Romeo  
Carried: 6-0

***MOTION THAT THE PLANNING BOARD ADOPT THE ATTACHED RESOLUTION OF FINDINGS AND APPROVAL FOR A SPECIAL USE PERMIT DATED AUGUST 3, 2017.***

Motion: Carl Whitehead  
Seconded: Brian Powers  
Carried: 6-0

***MOTION THAT THE PLANNING BOARD GRANT CONDITIONAL SITE PLAN APPROVAL FOR THE CROWN CASTLE-VERIZON COMMUNICATIONS TOWER SITE PLAN.***

Motion: Carl Whitehead  
Seconded: Brian Powers  
Carried: 6-0

***MOTION THAT THE PLANNING BOARD WAIVE ARCHITECTURAL REVIEW FOR THE CROWN CASTLE-VERIZON COMMUNICATIONS TOWER PROJECT.***

Motion: Carl Whitehead  
Seconded: Brian Powers  
Carried: 6-0

**4. GREYSTONE APARTMENTS**

**Site Plan Review** to convert the existing offices in the basement and first floor of 36 Violet Avenue into six one bedroom apartments. 36 & 42 Violet Avenue; Zoned R-M (Residence Multi-Family) District; ± 0.647 acres; Grid #s 6162-10-467608 & 6162-10-474616; *Greystone Programs, Inc., Owner.*

***MOTION THAT THE PLANNING BOARD WAIVE THE SITE PLAN PUBLIC HEARING FOR THIS PROJECT IN ACCORDANCE WITH TOWN CODE §210-151 (D).***

Motion: Carl Whitehead  
Seconded: Brian Powers  
Carried: 6-0

***MOTION THAT THE PLANNING BOARD DETERMINE THAT IT WILL CONDUCT AN UNCOORDINATED ENVIRONMENTAL REVIEW FOR THIS PROJECT AS AN UNLISTED ACTION, AND THAT IT HEREBY DETERMINES THAT THE GREYSTONE APARTMENTS SITE PLAN WILL 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 AUGUST 3, 2017.***

Motion: Carl Whitehead  
Seconded: Brian Powers  
Carried: 6-0

***MOTION THAT THE PLANNING BOARD GRANT CONDITIONAL SITE PLAN APPROVAL FOR THE GREYSTONE APARTMENTS.***

Motion: Carl Whitehead  
Seconded: Brian Powers  
Carried: 6-0

***MOTION THAT THE PLANNING BOARD HAVE STAFF CONDUCT ARCHITECTURAL REVIEW.***

Motion: John Weisman  
Seconded: Brian Powers  
Carried: 6-0

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

***MOTION TO TERMINATE MEETING AT 6:45 P.M.***

Moved : Brian Powers  
Seconded: Rocco Romeo  
Carried: 6-0