



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

October 19, 2017

6:00 PM

DECISION AGENDA

A) PUBLIC HEARINGS

1. MACDONNELL HEIGHTS TOWN CENTER (EASTDALE VILLAGE)

Public Hearings on DEIS, Site Plan Review, Special Use Permit and Subdivision

Application for the MacDonnell Heights Town Center Project (Eastdale Village): 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, Kirchhoff Properties, LLC and Industrial Retro LLC, Owners.*

MOTION THAT THE PLANNING BOARD OPEN THE PUBLIC HEARINGS ON THE DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS) AND THE APPLICATIONS FOR SITE PLAN, SPECIAL USE PERMIT AND SUBDIVISION APPROVALS.

Motion: John Weisman
Seconded: Carl Whitehead
Carried: 7-0

MOTION TO CLOSE THE PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)

Motion: Carl Whitehead
Seconded: Brian Powers
Carried: 7-0

MOTION TO DETERMINE THAT WRITTEN PUBLIC COMMENTS IN THE MATTER OF THE MACDONNELL HEIGHTS TOWN CENTER PROJECT SHALL BE ACCEPTED UNTIL 4:00PM ON NOVEMBER 1, 2017; AND DETERMINE THAT A FINAL ENVIRONMENTAL IMPACT STATEMENT (FEIS) SHALL BE PREPARED TO ADDRESS COMMENTS OF THE PLANNING BOARD AND THE PUBLIC GIVEN AT THE PUBLIC HEARING AS WELL AS WRITTEN COMMENTS RECEIVED WITHIN THE TIME PERIOD SPECIFIED BY THE PLANNING BOARD, IN THE MATTER OF THE MACDONNELL HEIGHTS TOWN CENTER PROJECT.

Motion: Carl Whitehead
Seconded: Brian Powers
Carried: 7-0

MOTION THAT THE PLANNING BOARD ADJOURN THE PUBLIC HEARINGS ON THE APPLICATIONS FOR SITE PLAN, SPECIAL USE PERMIT AND SUBDIVISION APPROVALS TO DECEMBER 14, 2017.

Motion: Carl Whitehead
Seconded: Rocco Romeo
Carried: 7-0

2. OVEROCKER WAREHOUSE PROJECT

Site Plan and Special Use Permit Public Hearing of a proposal to upgrade an existing incomplete building for warehouse use, construct three loading docks and access to them, and modify an existing access road for two-way traffic. 70C Overocker Road; Zoned I-H (Heavy Industrial) District; ± 5.14 acres; Grid #6261-01-291702; Type II Action; *Overocker Road Realty LLC, Owner.*

MOTION TO OPEN THE PUBLIC HEARING.

Motion: Carl Whitehead
Seconded: Rocco Romeo
Carried: 7-0

MOTION TO CLOSE THE PUBLIC HEARING.

Motion: Carl Whitehead
Seconded: Rocco Romeo
Carried: 7-0

MOTION THAT THE PLANNING BOARD ADOPT THE ATTACHED RESOLUTION OF FINDINGS AND APPROVAL FOR A SPECIAL USE PERMIT DATED OCTOBER 19, 2017, SUBJECT TO THE SPECIAL USE PERMIT CONDITIONS.

Motion: Carl Whitehead
Seconded: Rocco Romeo
Carried: 7-0

MOTION THAT THE PLANNING BOARD GRANT CONDITIONAL SITE PLAN APPROVAL FOR THE OVERCKER WAREHOUSE PROJECT.

Motion: Carl Whitehead
Seconded: Brian Powers
Carried: 7-0

MOTION TO DELEGATE ARCHITECTURAL REVIEW APPROVAL TO STAFF, TAKING INTO ACCOUNT COMMENTS AT THE MEETING.

Motion: Carl Whitehead
Seconded: Brian Powers
Carried: 7-0

3. UNDERHILL SOLAR LLC

Site Plan Public Hearing regarding a proposed ± 3,000 kW solar photovoltaic array ground-mounted system. 130 and 122 Underhill Road; Zoned R-4A (Residence Single Family 4 Acre) District; ± 71.0 acres; Grid # 6262-01-270535 and -180545; Type I Action; *Brian and Sally Underhill, Owners.*

MOTION TO OPEN THE PUBLIC HEARING.

Motion: John Weisman
Seconded: Carl Whitehead
Carried: 7-0

MOTION TO ADJOURN THE PUBLIC HEARING TO DECEMBER 14, 2017.

Motion: Carl Whitehead
Seconded: Brian Powers
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.”

Motion: Carl Whitehead
Seconded: Brian Powers
Carried: 7-0

MOTION THAT THE PLANNING BOARD DEFER FURTHER ACTION ON THE SITE PLAN APPLICATION.

Motion: Carl Whitehead
Seconded: Brian Powers
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: Carl Whitehead
Seconded: Rocco Romeo
Carried: 7-0

THE PLANNING BOARD RESUMED THE RULES.

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

C) PLAN REVIEWS

1. RAYMOND AVENUE SCHOOL REDEVELOPMENT

Recommendation to the Town Board on Zoning Amendment and Site Plan Review regarding creation and designation of a new Anchor Project District; and a two-phase, mixed use development including ±172 apartments, ±16,200 SF commercial space, ±110 hotel rooms, open area, and 351 parking spaces. The site redevelopment would convert the former Arthur May School to apartments, and construct other multi-story and mixed use buildings. 25 Raymond Avenue and 31 Raymond Avenue; Zoned ATC (Arlington Town Center) District; ± 6.4 acres and ± 0.4 acre, respectively; Grid #s 6161-12-755735 and 6161-12-784726, respectively; Unlisted Action; Paz Management, Inc, Contract Vendee; Arlington Grade School and Arlington Central School District, Owners.

MOTION THAT THE PLANNING BOARD DEFER ACTION ON AN AP REZONING RECOMMENDATION; AND ON THE SITE PLAN APPLICATION, AND DIRECT THE

APPLICANT TO RESPOND TO COMMENTS OF THE PLANNING BOARD AND THOSE RECEIVED FROM TOWN DEPARTMENTS AND AGENCIES.

Motion: Carl Whitehead
Seconded: Brian Powers
Carried: 6-0 (P. Fanelli recused himself)

2. 28 MANCHESTER ROAD TRUCK RENTAL SITE PLAN AMENDMENT

Site Plan Review 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 THAT THE PLANNING BOARD AS LEAD AGENCY HEREBY DETERMINES THAT 28 MANCHESTER ROAD TRUCK RENTAL SITE PLAN WOULD NOT HAVE A SIGNIFICANT ADVERSE IMPACT 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 OCTOBER 19, 2017.

Motion: Carl Whitehead
Seconded: Rocco Romeo
Carried: 6-0 (P. Fanelli recused himself)

MOTION THAT THE PLANNING BOARD GRANT CONDITIONAL SITE PLAN APPROVAL FOR 28 MANCHESTER ROAD TRUCK RENTAL SITE PLAN.

Motion: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-1 (J. Weisman nay and P. Fanelli recused himself)

3. SOUTH ROAD FAÇADE IMPROVEMENT (MOUSTAKAS) - 2494 SOUTH ROAD

Architectural Review for façade improvements. 2494 South Road; Zoned B-H (Highway Business) District; ± 0.85 acres; Grid # 6160-03-013468; Type II Action; *Ramav Holdings LLC, Owner.*

MOTION TO GRANT ARCHITECTURAL REVIEW APPROVAL WITH SAMPLES AS PRESENTED.

Motion: Carl Whitehead
Seconded: Brian Powers
Carried: 7-0

4. VALLEY CHRISTIAN CHURCH

Discussion for proposed change in use within an existing building from commercial to a religious use. Future Site Plan Application to the Planning Board for exterior site improvements. 20 Manchester Road; Zoned ATC (Arlington Town Center) District; ± 2.92 acres; Grid # 6161-12-965745; *Arthur L Fried and Florence J. Fried, Trustees.*

DISCUSSION ONLY, NO ACTION TAKEN.

PRESENT:	ABSENT:
Chairman Weisman	
Member Fanelli	
Member Gemmati (Alt.)	
Member Paganelli	
Member Powers (Alt.)	
Member Romeo	
Member Whitehead	

MOTION TO TERMINATE MEETING AT 9:54 P.M.

Moved : Brian Powers
Seconded: Rocco Romeo
Carried: 7-0