



# 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

November 16, 2017  
6:00 PM

### DECISION AGENDA

#### A) PUBLIC HEARINGS

##### 1. MODI – 23 DAVIS AVENUE NEW OPHTHALMOLOGY BUILDING

**Site Plan and Special Use Permit Public Hearing** for a proposed 2-story, medical office building of 11,200 GSF and reconfiguration of parking, on a site with an existing one-story medical office building of 12,500 GSF. 23 Davis Avenue; Zoned ATC (Arlington Town Center) District; ± 1.64 acres; Grid #6161-12-879739; Unlisted Action; *Idom Equities Inc., Owner.*

#### **MOTION TO OPEN THE SITE PLAN & SPECIAL USE PERMIT PUBLIC HEARING.**

Moved: John Weisman  
Seconded: Carl Whitehead  
Carried: 5-0

#### **MOTION TO ADJOURN THE SITE PLAN & SPECIAL USE PERMIT PUBLIC HEARING TO DECEMBER 14, 2017.**

Moved: John Weisman  
Seconded: Carl Whitehead  
Carried: 5-0

**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; AND MOTION THAT THE PLANNING BOARD DEFER ACTION ON PROPOSED SITE PLAN AND SPECIAL USE PERMIT APPROVALS, SUBJECT TO THE COMMENTS OF THE PLANNING BOARD REVIEW DATED NOVEMBER 14, 2017 AND THOSE OF OTHER ENTITIES**

**INCORPORATED BY REFERENCE THEREIN, AND TO COMMENTS AT THE PUBLIC HEARING AND MEETING OF NOVEMBER 16, 2017.**

Moved: Carl Whitehead  
Seconded: Ben Paganelli  
Carried: 5-0

- 2. RIVER POINT RESIDENTIAL AND WEST PARK PROFESSIONAL BUILDINGS Site Plan and Aquatic Resource Permit Hearing and Lot Line Revision** regarding a proposed development plan amended to include a single seven-story building containing 85 age-restricted dwelling units, ± 31,534 square feet (SF) medical office and ± 13,976 SF retail pharmacy or medical service uses. 2055 South Road and 83 Old Post Road; Zoned O-R (Office Research) District with a Senior Housing Overlay District (SHOD) designation; 7.14 ± acres; Grid #'s 6159-03-375410 and 6159-03-365369; SEQRA Negative Declaration adopted March 20, 2014; *WA Route 9 LLC, Owners.*

***MOTION THAT THE PLANNING BOARD ADJOURN THE SITE PLAN AND AQUATIC RESOURCE PERMIT PUBLIC HEARING TO FEBRUARY 15, 2017, SUBJECT TO READVERTISEMENT OF THE PUBLIC HEARING FOR A REVISED SUBMITTAL.***

Moved: John Weisman  
Seconded: Nicole Gemmati  
Carried: 5-0

- 3. CREEK ROAD APARTMENTS Site Plan Hearing** for proposed site rezoning by the Town Board from B-N (Business Neighborhood) to the R-M (Residence Multifamily) District; and a Site Plan application to the Planning Board as amended for 31 apartments in one building of three-story height. 84-92 Creek Road; Zoned B-N (Neighborhood Business) District; ± 5.18 acres; Grid # 6162-02-735705; SEQRA Negative Declaration adopted June 15, 2017; *JPJR Holdings, LLC, Owner.*

***MOTION THAT THE PLANNING BOARD ADJOURN THE SITE PLAN PUBLIC HEARING TO DECEMBER 14, 2017.***

Moved: John Weisman  
Seconded: Ben Paganelli  
Carried: 5-0

- 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: John Weisman  
Carried: 5-0

***THE PLANNING BOARD RESUMED THE RULES.***

Moved: Carl Whitehead  
Seconded: John Weisman  
Carried: 5-0

**C) PLAN REVIEWS**

**1. INDUSTRIAL RETRO LLC LOT LINE REVISION**

**Lot Line Revision Review** for a proposal to convey a lot portion of ±2.75 acres inclusive of a 50-foot access easement to the owner which is the beneficiary of the easement. 15 Victory Lane, Zoned I-H (Heavy Industrial) District, ±4.60 acres, Grid #6062-04-786243; and 944 Dutchess Turnpike, Zoned MHC (MacDonnell Heights Center), ±36.41 acres, Grid # 6062-04-864243; Unlisted Action; *Industrial Retro, LLC and Meadow View Properties, LLC, Owners.*

***MOTION THAT THE PLANNING BOARD AS AN INVOLVED AGENCY FOR AN UNCOORDINATED SEQRA REVIEW DETERMINE THAT THE INDUSTRIAL RETRO LLC LOT LINE REVISION 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 NEGATIVE DECLARATION DATED NOVEMBER 16, 2017 PREPARED BY THE PLANNING DEPARTMENT.***

Moved: Carl Whitehead  
Seconded: Ben Paganelli  
Carried: 5-0

***MOTION THAT THE PLANNING BOARD GRANT CONDITIONAL LOT LINE REVISION APPROVAL AND ALSO GRANT A 60 DAY TIME EXTENSION OF SAID APPROVAL FROM JANUARY 15, 2018 FORWARD TO MARCH 16, 2018.***

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 5-0

**2. CRYO WELD – 253 INNIS AVENUE**

**Site Plan Review** for a proposed 825 SF hazardous materials outdoor storage and loading area at an existing welding equipment and supply business. 253 Innis Avenue; Zoned SPC (Salt Point

Center) District; ± 1.25 acres; Grid # 6162-16-780475; Type II Action; *Innis 3<sup>rd</sup> Gen, LLC, Owner.*

***MOTION THAT THE PLANNING BOARD DEFER SITE PLAN APPROVAL AND DIRECT THE APPLICANT TO RESPOND TO COMMENTS OF THE PLANNING BOARD AND THOSE RECEIVED FROM TOWN DEPARTMENTS AND AGENCIES.***

Moved: Carl Whitehead  
Seconded: Ben Paganelli  
Carried: 5-0

**3. STOFA'S GARAGE – 308 HOOKER AVENUE**

**Discussion** of proposed site plan to install a prefabricated storage container to store recycled material. 308 Hooker Avenue; Zoned B-N (Neighborhood Business) District; ± 0.229 acres; Grid # 6161-04-642417; Type II Action; *John Peter Stofa, Owner.*

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

**4. JUWAINAT LOT LINE REVISION**

**Lot Line Revision Review** for a proposed lot line revision between two parcels. 144 Manchester Road and 7 Wing Road; Zoned R-20 (Residence, Single-Family 20,000 SF) District; ± 0.74 acres and ± 0.12 acres, respectively; Grid #s 6261-01-223601 and 218586, respectively; Unlisted Action; *Hazem Juwainat, Owner.*

***MOTION THAT THE PLANNING BOARD AS THE ONLY INVOLVED AGENCY FOR AN UNCOORDINATED SEQRA REVIEW OF AN UNLISTED ACTION DETERMINE THAT THE JUWAINAT LOT LINE REVISION WOULD NOT HAVE SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT AND THAT NO ENVIRONMENTAL IMPACT STATEMENT WILL BE REQUIRED FOR THE REASONS SET FORTH IN THE ATTACHED DRAFT NEGATIVE DECLARATION DATED NOVEMBER 8, 2017 AS PREPARED BY THE PLANNING DEPARTMENT.***

Moved: Carl Whitehead  
Seconded: Ben Paganelli  
Carried: 5-0

***MOTION THAT THE PLANNING BOARD GRANT CONDITIONAL LOT LINE REVISION APPROVAL AND ALSO GRANT A 60 DAY TIME EXTENSION OF SAID APPROVAL FROM JANUARY 15, 2018 FORWARD TO MARCH 16, 2018.***

Moved: Carl Whitehead  
Seconded: Ben Paganelli  
Carried: 5-0

***MOTION THAT THE PLANNING BOARD RESCIND THE PRECEDING CONDITIONAL LOT LINE REVISION APPROVAL AND DEFER FURTHER ACTION ON THE APPLICATION.***

Moved: Carl Whitehead  
Seconded: Ben Paganelli  
Carried: 5-0

**5. KIA FAÇADE RENOVATION**

**Architectural Review** for a proposed renovation to the existing Dutchess Dodge dealership façade, for a Kia dealership. 2291 South Road; Zoned B-H (Highway Business) District; ± 5.44 acres; Grid # 6159-01-155954; Type II Action; *James R. Mulcahy, Owner.*

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

Moved: John Weisman  
Seconded: Carl Whitehead  
Carried: 5-0

**6. MANOR HILL COMMUNITY PROJECT**

**Planning Board to Declare Lead Agency Intent** for proposed Town Board rezoning from R-20 to R-MH District, and for Planning Board Site Plan and Special Use Permit approvals for a manufactured community of 22 lease lots on a new access road with municipal water and sewer services. 246 North Grand Avenue; Zoned R-20 (Residential Single Family 20,000 SF) District; ± 5.53 acres; Grid # 6162-16-970397; Type I Action; *Manor Hill Mobile Home Park, Owner.*

***MOTION THAT THE PLANNING BOARD DECLARE ITS INTENT TO BE THE LEAD AGENCY TO COORDINATE THE ENVIRONMENTAL REVIEW OF THE PROPOSED PROJECT AS A TYPE I ACTION, AND AUTHORIZE THE PLANNING DEPARTMENT'S CIRCULATION DATED NOVEMBER 16, 2017 OF A NOTICE OF SAID INTENT, A COPY OF THE EAF, AND A COPY OF THE APPLICATION TO THE IDENTIFIED INVOLVED AGENCIES.***

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 5-0

***MOTION THAT THE PLANNING BOARD 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: Carl Whitehead  
Seconded: Ben Paganelli  
Carried: 5-0

**7. DALIA SITE PLAN**

**Re-approval of a Site Plan Application** 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; Amended Site Plan approval granted March 17, 2016, expired September 13, 2017; *Linda E. Dalia, Owner.*

***NO ACTION TAKEN, REMOVED FROM THE AGENDA.***

***D. OTHER BUSINESS***

**1. 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 THAT THE PLANNING BOARD GRANT A TIME EXTENSION OF CONDITIONAL SITE PLAN APPROVAL FOR TWO 90-DAY PERIODS FROM DECEMBER 5, 2017 FORWARD TO JUNE 3, 2018.***

Moved: Carl Whitehead  
Seconded: Ben Paganelli  
Carried: 5-0

**2. SHERIDAN LOT LINE REVISION**

**Time Extension** of an approved 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; Negative Declaration and conditional Lot Line Revision approval granted April 20, 2017; *James D. Sheridan, Owner.*

***MOTION THAT THE PLANNING BOARD GRANT A TIME EXTENSION OF CONDITIONAL LOT LINE REVISION APPROVAL FOR 90-DAYS, FROM DECEMBER 17, 2017 FORWARD TO JUNE 15, 2018.***

Moved: John Weisman  
Seconded: Carl Whitehead  
Carried: 5-0

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

***MOTION TO TERMINATE MEETING AT 8:15 P.M.***

Moved : Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 5-0