



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

February 15, 2018
5:00 PM

DECISION AGENDA

A) PUBLIC HEARINGS

1. RAYMOND AVENUE SCHOOL REDEVELOPMENT

Discussion and Site Plan Public Hearing regarding a mixed use development including \pm 181 apartments, \pm 14,990 SF commercial space, open area and \pm 220 parking spaces. The site redevelopment would convert a former school building to \pm 47 apartments; construct two 3-story buildings of ground-floor retail and upper story residential uses; one 4-story residential building over a garage podium; and site amenities. 25 and 31 Raymond Avenue; Zoned ATC (Arlington Town Center) District; \pm 6.4 acres and \pm 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 TO OPEN THE PUBLIC HEARING.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 4-0 (P. Fanelli recused)

MOTION TO ADJOURN THE PUBLIC HEARING TO MARCH 15, 2018.

Moved: Carl Whitehead
Seconded: Brian Powers
Carried: 4-0 (P. Fanelli recused)

MOTION MADE TO DEFER ACTION AND FOR THE APPLICANT TO RESPOND TO COMMENTS RECEIVED IN ACCORDANCE WITH THE ACTION OF THE JANUARY 18, 2018 PLANNING BOARD MEETING.

Moved: Brian Powers
Seconded: Nicole Gemmati
Carried: 4-0 (P. Fanelli recused)

2. PLAN BEE BREWERY

Site Plan and Special Use Permit Public Hearing for a proposed tasting room in the existing barn on the site of a brewery and farm for its ingredients. 115 Underhill Road; Zoned R-4A (Residence Single Family 4 Acre) District; ± 24.00 acres; Grid # 6262-01-210645; Unlisted Action; *PBFB NY LLC, Owner.*

MOTION TO OPEN THE PUBLIC HEARING.

Moved: Brian Powers
Seconded: Nicole Gemmati
Carried: 5-0

MOTION TO ADJOURN THE PUBLIC HEARING TO MARCH 15, 2018.

Moved: Carl Whitehead
Seconded: Brian Powers
Carried: 5-0

MOTION THAT THE PLANNING BOARD DETERMINE THAT THE APPLICATIONS ARE INCOMPLETE FOR SEQRA REVIEW AND THEREFORE MOVE TO DEFER ACTION ON THE SPECIAL USE APPLICATION AND THE SITE PLAN APPLICATION.

Moved: Brian Powers
Seconded: Ben Paganelli
Carried: 5-0

3. 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 TO ADJOURN THE SITE PLAN AND AQUATIC RESOURCE PERMIT PUBLIC HEARING TO MAY 17, 2018, SUBJECT TO RE-ADVERTISEMENT OF THE PUBLIC HEARING FOR A REVISED SUBMITTAL.

Moved: Brian Powers
Seconded: Nicole Gemmati
Carried: 5-0

- 4. MACDONNELL HEIGHTS TOWN CENTER (EASTDALE VILLAGE) Site Plan, Subdivision and Special Use Permit Public Hearing** for a proposed mixed use development consisting of up to 390 residential dwelling units in apartments and townhomes; 85,000 to 180,000 SF of commercial and non-residential space; recreational amenities; and associated parking and utilities. 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 TO ADJOURN THE PUBLIC HEARING TO MARCH 15, 2018.

Moved: Carl Whitehead
Seconded: Brian Powers
Carried: 5-0

B) SUSPEND RULES FOR PUBLIC COMMENT – Comments limited to three (3) minutes

MOTION THAT THE PLANNING BOARD SUSPENDED THE RULES TO ALLOW PUBLIC COMMENT ON OTHER MATTERS

Moved: Brian Powers
Seconded: Nicole Gemmati
Carried: 5-0

MOTION THAT THE PLANNING BOARD RESUMED THE RULES.

Moved: Carl Whitehead
Seconded: Brian Powers
Carried: 5-0

C) **PLAN REVIEWS**

1. **43 VIOLET AVENUE**

Site Plan Review for an approved renovation of an existing building and site improvements, to provide an ice cream parlor in one tenant space and second retail business in the second tenant space, and an outdoor dining area. 43 Violet Avenue; Zoned B-N (Neighborhood-Business) District; ± 0.44 acre; Grid # 6162-10-463632; Type II Action; *Hand S Corporation, Owner.*

***MOTION THAT THE PLANNING BOARD AMEND ITS JANUARY 18, 2018
CONDITIONAL SITE PLAN APPROVAL.***

Moved: Brian Powers
Seconded: Nicole Gemmati
Carried: 5-0

2. **MANERI/RANUCCI LOT LINE REVISION**

Lot Line Revision Review regarding a lot line alteration to convey ±0.171 acre. 33 Valley View Road and 29 Valley View Road; Zoned R-20 (Residence Single Family 20,000 Square Feet) District; ± 0.87 and ± 1.55 acres, respectively; Grid #s 6160-01-325721 and 6160-01-333736, respectively; Unlisted Action; *Matthew J. Maneri and Lynn A. Maneri, Owners and James Ranucci and Jennifer M. Ranucci, Owners.*

MOTION THAT THE PLANNING BOARD AS THE ONLY INVOLVED AGENCY FOR SEQRA REVIEW OF AN UNLISTED ACTION DETERMINE THAT ENVIRONMENTAL CONDITIONS FOR THE SUBJECT OF THIS APPLICATION ARE SUBSTANTIALLY UNCHANGED SINCE PREVIOUS REVIEW ON SEPTEMBER 14, 2017, AND THAT THE MANERI/RANUCCI LOT LINE REVISION 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 NEGATIVE DECLARATION DATED FEBRUARY 15, 2018, PREPARED BY THE PLANNING DEPARTMENT.

Moved: Brian Powers
Seconded: Nicole Gemmati
Carried: 5-0

MOTION TO GRANT CONDITIONAL LOT LINE REVISION APPROVAL SUBJECT TO THE CONDITIONS OF LOT LINE REVISION APPROVAL AND PLANNING BOARD DISCUSSION OF SEPTEMBER 14, 2017.

Moved: Brian Powers
Seconded: Nicole Gemmati
Carried: 5-0

3. MCKEE CONSTRUCTION BUILDING

Time Extension of an approved Architectural Review regarding modifications to the smaller, northern one of two existing buildings, for a construction business. 2264 – 2270 South Road; Zoned B-H (Highway Business) District; 3.36 ± acres; Grid #6159-01-243942; Type II Action. *Town Center Poughkeepsie, LLC, Owner.*

THE PLANNING DEPARTMENT RECOMMENDS THAT THE PLANNING BOARD GRANT A TIME EXTENSION OF ARCHITECTURAL REVIEW APPROVAL FROM FEBRUARY 16, 2018 FORWARD TO MAY 17, 2018.

Moved: Brian Powers
Seconded: Nicole Gemmati
Carried: 5-0

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

MOTION TO TERMINATE MEETING AT 5:50 P.M.

Moved : Brian Powers
Seconded: Nicole Gemmati
Carried: 5-0