



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

January 19, 2017
6:00 PM

DECISION AGENDA

A) PUBLIC HEARINGS

1. SPINS BOWL OUTDOOR RECREATION

Site Plan Hearing for proposed outdoor seasonal recreation facilities – go-cart track, ropes course and outdoor dining. 47 Taft Avenue; Zoned B-H (Business Highway) District; ± 4.251 acres; Grid #6161-08-915913; Unlisted Action; *Diamond Properties, Owner.*

MOTION TO CLOSE THE PUBLIC HEARING.

MOVED: Ed LaPerche
SECONDED: Rocco Romeo
CARRIED: 5-0

MOTION TO DETERMINE THAT THE SPINS BOWL OUTDOOR RECREATION SITE PLAN APPLICATION IS INCOMPLETE FOR SEQRA AND FOR SITE PLAN REVIEW, AND THAT THE PLANNING BOARD TABLE THE APPLICATION WITHOUT PREJUDICE UNTIL THE APPLICATION EXPIRES OR ADDITIONAL INFORMATION IS SUBMITTED, WHICHEVER OCCURS FIRST.

MOVED: Ed LaPerche
SECONDED: Rocco Romeo
CARRIED: 5-0

2. **33 ARLINGTON AVENUE (BUILT PARCEL FIVE) AMENDED SITE PLAN**
Site Plan Hearing to amend an approved site plan to add additional commercial retail tenants, develop an adjacent parcel for parking, and provide new sidewalks to connect parcels. 33 Arlington Avenue and Van Wagner Road; Zoned B-H (Highway Business) District and R-20 (Residential Single Family 20,000 SF) District; ± 0.52 acres and ± 0.521 acres; Grid #6161-08-868920 and 864945; *Built Parcel Five, LLC and Thomas Gannon, Owners.*

MOTION TO OPEN THE PUBLIC HEARING.

MOVED: Ed LaPerche
SECONDED: Rocco Romeo
CARRIED: 5-0

MOTION TO CLOSE THE PUBLIC HEARING.

MOVED: Ed LaPerche
SECONDED: Rocco Romeo
CARRIED: 5-0

MOTION THAT THE PLANNING BOARD AS LEAD AGENCY HEREBY DETERMINES THAT THE 33 ARLINGTON AVENUE (BUILT PARCEL FIVE) AMENDED 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 JANUARY 19, 2017.

MOVED: Carl Whitehead
SECONDED: Rocco Romeo
CARRIED: 5-0

MOTION TO GRANT CONDITIONAL SITE PLAN APPROVAL FOR THE 33 ARLINGTON AVENUE (BUILT PARCEL FIVE) AMENDED SITE PLAN.

MOVED: Carl Whitehead
SECONDED: Rocco Romeo
CARRIED: 4-1 (Ed LaPerche nay vote)

MOTION TO GRANT ARCHITECTURAL REVIEW APPROVAL WITH RENDERINGS AND SAMPLES AS PRESENTED.

MOVED: Carl Whitehead
SECONDED: Ed LaPerche
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: Ed LaPerche
SECONDED: Rocco Romeo
CARRIED: 5-0

THE PLANNING BOARD RESUMED THE RULES.

MOVED: Ed LaPerche
SECONDED: Rocco Romeo
CARRIED: 5-0

C) PLAN REVIEWS

1. HUDSON VALLEY FEDERAL CREDIT UNION – 2373 South Road (former Coppola’s Restaurant)

Site Plan Review regarding site re-development for a new one-story 4,300 SF bank with drive-thru and 44 parking spaces. 2373 South Road and 1 Rosewood Road; Zoned B-N (Neighborhood Business) District; Grid # 6160-03-048168 (+1.37 acres) and # 6160-03-031173 (+0.27 acre); Unlisted Action; *Antonio Coppola and Joanne Schultz, Owners.*

MOTION THAT THE PLANNING BOARD AS LEAD AGENCY HEREBY DETERMINES THAT THE HUDSON VALLEY FEDERAL CREDIT UNION – POUGHKEEPSIE BRANCH PROJECT 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 JANUARY 19, 2017.

MOVED: Carl Whitehead
SECONDED: Ed LaPerche
CARRIED: 5-0

MOTION THAT THE PLANNING BOARD ADOPT THE RESOLUTION OF CONDITIONAL SITE PLAN APPROVAL FOR THE HUDSON VALLEY FEDERAL CREDIT UNION – POUGHKEEPSIE BRANCH PROJECT DATED JANUARY 19, 2017, SUBJECT TO ACCEPTANCE OF APPLICANT RESPONSES BY THE PLANNING DEPARTMENT AS TO ADEQUACY AND COMPLETENESS IN REGARD TO THE

COMMENTS OF THE PLANNING BOARD AND COMMENTS OF TOWN DEPARTMENTS, PLANNING BOARD CONSULTANTS, AND OTHER AGENCIES.

MOVED: Ed LaPerche
SECONDED: Rocco Romeo
CARRIED: 5-0

MOTION TO GRANT ARCHITECTURAL REVIEW APPROVAL WITH RENDERINGS AND SAMPLES AS PRESENTED.

MOVED: Ed LaPerche
SECONDED: Rocco Romeo
CARRIED: 5-0

2. MID-HUDSON CENTER/MCDONALDS – 3460 NORTH ROAD

Site Plan Review regarding proposed modifications to drive-through facilities, parking, circulation, and site and building accessibility. 3460 North Road; Zoned FC (Fairview Center) District; ±1.48 acres lease area over two parcels; Grid #6062-02-992924 and 6162-05-990867; Unlisted Action; *Inland Western Poughkeepsie Mid Hudson Center LLC, Owner.*

MOTION TO WAIVE THE SITE PLAN PUBLIC HEARING FOR THIS PROJECT IN ACCORDANCE WITH TOWN CODE §210-151(D)."

MOVED: Ed LaPerche
SECONDED: Rocco Romeo
CARRIED: 5-0

MOTION THAT THE PLANNING BOARD AS LEAD AGENCY HEREBY DETERMINES THAT THE MID-HUDSON CENTER/MCDONALDS – 3460 NORTH ROAD 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 JANUARY 19, 2017.

MOVED: Ed LaPerche
SECONDED: Rocco Romeo
CARRIED: 5-0

MOTION TO GRANT CONDITIONAL SITE PLAN APPROVAL FOR THE MID-HUDSON CENTER/MCDONALDS – 3460 NORTH ROAD SITE PLAN.

MOVED: Ed LaPerche
SECONDED: Rocco Romeo
CARRIED: 5-0

Ben Paganelli left the meeting at 7:30 PM.

MOTION TO GRANT ARCHITECTURAL REVIEW APPROVAL WITH RENDERINGS AND SAMPLES AS PRESENTED.

MOVED: Carl Whitehead
SECONDED: Rocco Romeo
CARRIED: 4-0

3. CAMELOT VILLAGE MOBILE HOME PARK SITE PLAN

Planning Board to Declare Lead Agency Intent, and Amended Site Plan Review for a proposal to combine an existing mobile home park with an adjoining parcel, add five new mobile homes and a new 24 foot wide road entrance to Sheafe Road. 589 & 621 Sheafe Road; Zoned R-MH (Residence Mobile Home) District; 29.5 +/- acres; Grid #s 6159-03-175445 and -247420; *Camelot Village NY LLC, Owner.*

MOTION TO DECLARE 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: Ed LaPerche
SECONDED: Rocco Romeo
CARRIED: 4-0

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: Ed LaPerche
SECONDED: Rocco Romeo
CARRIED: 4-0

4. FORTUNOFF – BACK YARD STORE

Architectural Review for alterations to an existing façade. 1890 South Road; Zoned B-H (Highway Business) District; Grid # 6158-01-424988; Type II Action; *Poughkeepsie K Holdings LLC, Owner.*

MOTION TO GRANT CONDITIONAL ARCHITECTURAL REVIEW APPROVAL WITH RENDERINGS AND SAMPLES AS PRESENTED.

MOVED: Carl Whitehead
SECONDED: Ed LaPerche
CARRIED: 4-0

D) OTHER BUSINESS

- 1. ARLINGTON TOWN CENTER PEDESTRIAN PLAN (DRAFT)**
Presentation by and Discussion with Poughkeepsie Dutchess County Transportation Council staff.

NO ACTION TAKEN; ITEM FOR PRESENTATION AND DISCUSSION ONLY.

- 2. TOWN BOARD REFERRAL OF ZONING MAP AMENDMENT, §210-11, FOR 2628 SOUTH ROAD.**
Receipt of Town Board Referral and Discussion regarding a proposed zoning map amendment for a portion of 2628 South Road (tax parcel number 6160-01-235760), from Residence, Single Family 2-Acre (R-2A) District to Highway Business (B-H) District.

NO ACTION TAKEN, DISCUSSION ONLY.

- 3. DALIA SITE PLAN**
Time Extension for an approved site plan for four senior housing and two mixed use buildings, total ± 84 dwelling units and ±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); ± 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 MARCH 17, 2017 FORWARD TO JUNE 15, 2017.

MOVED: Ed LaPerche
SECONDED: Rocco Romeo
CARRIED: 4-0

4. STRATFORD FARMS TOWNHOUSES

Time Extension of Final (Major) Subdivision Approval and of Site Plan Approval for 26 individual townhouse lots, a common area lot and site improvements on a ± 6.832 acre parent lot within a previously approved 185 lot subdivision. Stratford Drive; Zoned R-4A (Residence Single Family, 4 acre); 6.832 +/- acres; Grid # 14-6362-01-320922. SEQRA Negative Declaration on file; *ABD Stratford LLC, Owner.*

MOTION TO GRANT TWO (2) 90-DAY TIME EXTENSIONS OF SITE PLAN APPROVAL AND OF FINAL (MAJOR) SUBDIVISION APPROVAL FROM FEBRUARY 7, 2017 FORWARD TO AUGUST 6, 2017.

MOVED: Ed LaPerche
SECONDED: Rocco Romeo
CARRIED: 4-0

5. STRATFORD FARMS WATER BOOSTER STATION

Time extension for an approved site plan for a 293 sq.ft. single story water pressure booster station. Lot 11, Stratford Drive; Zoned R- 4A (Residential, Single-Family 4 acre); 1.896 +/- acres; Grid #6363-03-223070. SEQRA Negative Declaration adopted December 14, 2006; *ABD Stratford, LLC, Owner.*

MOTION TO GRANT A TWELVE MONTH TIME EXTENSION FROM FEBRUARY 15, 2017 FORWARD TO FEBRUARY 15, 2018.

MOVED: Ed LaPerche
SECONDED: Rocco Romeo
CARRIED: 4-0

MOTION TO TERMINATE MEETING AT 8:58 P.M.

MOVED: Carl Whitehead
SECONDED: Rocco Romeo
CARRIED: 3-0

PRESENT:	ABSENT:
Member Fanelli	Chairman Weisman
Member LaPerche	Member Davison
Member Paganelli	
Member Powers	
Member Whitehead	Member Romeo