



# 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

June 15, 2017  
6:00 PM

### DECISION AGENDA

#### A) PUBLIC HEARINGS

##### 1. MARIST COLLEGE 51 FULTON REDEVELOPMENT

**Site Plan Public Hearing** regarding a site plan for a change of use and renovation of 51 Fulton Street to accommodate office, classroom and studio space; site modifications to 51 and adjoining 57 Fulton Street; pedestrian improvements in the Fulton Street right-of-way; and campus sidewalk connections to the south (40 Fulton Street). 51, 57 & 40 Fulton Street; Zoned FC (Fairview Center) and IN (Institutional) District; ± 5.607 acres; Grid #s 6162-05-062838, -083848, & -064792; Unlisted Action; *Marist Real Property Services Inc., Owner.*

#### **MOTION TO OPEN THE PUBLIC HEARING.**

Motion: Ed LaPerche  
Seconded: Carl Whitehead  
Carried: 7-0

#### **MOTION TO CLOSE THE PUBLIC HEARING.**

Motion: John Weisman  
Seconded: Ed LaPerche  
Carried: 7-0

**MOTION THAT THE PLANNING BOARD AS LEAD AGENCY HEREBY DETERMINES THAT THE MARIST COLLEGE 51 FULTON REDEVELOPMENT 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 JUNE 15, 2017.**

Motion: Ed LaPerche  
Seconded: Carl Whitehead  
Carried: 7-0

**MOTION THAT THE PLANNING BOARD GRANT CONDITIONAL SITE PLAN APPROVAL FOR THE MARIST COLLEGE 51 FULTON REDEVELOPMENT SITE PLAN.**

Motion: Ed LaPerche  
Seconded: Rocco Romeo  
Carried: 7-0

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

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

**2. MARIST COLLEGE STEEL PLANT STUDIO**

**Site Plan Public Hearing** regarding construction of a 37,000 SF two-story addition to the existing Marist College Steel Plant Studio, complete renovation of the existing building, site modifications to existing parking, walkways, drainage, grading, utilities and lighting, and consolidation of four parcels into one parcel. 1 & 2 Beck Place, Beck Place, & 63 North Road; Zoned IN (Institutional) District; ± 3.59 acres; Grid #s 6062-02-974742, -982744, -982720, -969745, -996750; Unlisted Action; *Marist College and Marist Real Property Services, Owner.*

**MOTION TO OPEN THE PUBLIC HEARING.**

Motion: John Weisman  
Seconded: Ed LaPerche  
Carried: 7-0

**MOTION TO ADJOURN THE PUBLIC HEARING TO JULY 6, 2017 AT 5:00 PM.**

Motion: John Weisman  
Seconded: Ed LaPerche  
Carried: 7-0

***MOTION THAT THE PLANNING BOARD DETERMINE THAT THE APPLICATION IS INCOMPLETE FOR SEQRA REVIEW AND A WATERFRONT CONSISTENCY DETERMINATION, PENDING FURTHER ELABORATION ON THE PROPOSED DEVELOPMENT AND ITS POTENTIAL EFFECTS.***

Motion: John Weisman  
Seconded: Ed LaPerche  
Carried: 7-0

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

Motion: John Weisman  
Seconded: Ed LaPerche  
Carried: 7-0

**3. CREEK ROAD APARTMENTS**

**SEQRA Review, Rezoning Recommendation to Town Board and 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 #s 6162-02-735705; Unlisted Action; JPJR Holdings, LLC, Owner.

***MOTION TO OPEN THE PUBLIC HEARING.***

Motion: Ed LaPerche  
Seconded: Rocco Romeo  
Carried: 7-0

***MOTION TO ADJOURN THE PUBLIC HEARING TO SEPTEMBER 21, 2017.***

Motion: Ed LaPerche  
Seconded: Rocco Romeo  
Carried: 7-0

***MOTION THAT THE PLANNING BOARD AS LEAD AGENCY HEREBY DETERMINES THAT THE CREEK ROAD APARTMENTS CHANGE OF ZONE OF 5.18 ACRE TAX PARCEL ID #735705 TO THE RM ZONING DISTRICT; AND SITE PLAN APPROVAL 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 JUNE 15, 2017, PREPARED BY THE PLANNING BOARD'S PLANNING CONSULTANT, MORRIS ASSOCIATES ENGINEERING AND SURVEYING CONSULTANTS, PLLC.***

Motion: Ed LaPerche  
Seconded: Carl Whitehead  
Carried: 7-0

***MOTION THAT THE PLANNING BOARD CONVEY A POSITIVE RECOMMENDATION TO THE TOWN BOARD REGARDING A CHANGE OF ZONE OF 5.18 ACRE TAX PARCEL ID #735705 TO THE RM ZONING DISTRICT FOR THIS PROJECT, PURSUANT TO A REFERRAL FROM THE TOWN BOARD.***

Motion: Ed LaPerche  
Seconded: Carl Whitehead  
Carried: 7-0

***MOTION THAT THE PLANNING BOARD DEFER ACTION ON THE SITE PLAN APPLICATION, PENDING ACTION BY THE TOWN BOARD; AND DIRECT THE APPLICANT TO RESPOND TO COMMENTS OF THE PLANNING BOARD AND THOSE RECEIVED FROM TOWN DEPARTMENTS AND AGENCIES AS INDICATED BY THE PLANNING BOARD.***

Motion: Ed LaPerche  
Seconded: Carl Whitehead  
Carried: 7-0

4. **RIVER POINT RESIDENTIAL & 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,  $\pm$  31,534 square feet (SF) medical office and  $\pm$  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  $\pm$  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 JULY 20, 2017, SUBJECT TO READVERTISEMENT OF THE PUBLIC HEARING FOR A REVISED SUBMITTAL.***

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

**THE PLANNING BOARD RESUMED THE RULES.**

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

**C) PLAN REVIEWS**

**1. OAKWOOD COMMONS – HOMEWOOD SUITES**

**Site Plan Review and Waterfront Consistency Determination** for a proposed amended site plan for Lot 1 at Oakwood Commons, for a Homewood Suites Hotel consisting of four stories with 113 rooms. South Road; Zoned B-H (Highway Business) District with Business Park Overlay and WD-1 (Waterfront District 1); ± 2.77 acres; Grid # 6060-04-928489; Unlisted Action; *Oakwood Partners LLC, Owner.*

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

Motion: Ed LaPerche  
Seconded: Rocco Romeo  
Carried: 7-0

**MOTION THAT THE PLANNING BOARD AS LEAD AGENCY HEREBY DETERMINES THAT THE OAKWOOD COMMONS – HOMEWOOD SUITES 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 JUNE 15, 2017.**

Motion: Ed LaPerche  
Seconded: Rocco Romeo  
Carried: 7-0

**MOTION THAT THE PLANNING BOARD DETERMINES THAT THE PROPOSED ACTIVITY IS CONSISTENT WITH THE TOWN OF POUGHKEEPSIE'S APPROVED LOCAL WATERFRONT REVITALIZATION PROGRAM (LWRP) BECAUSE IT WILL BE CONDUCTED IN A MANNER CONSISTENT WITH SUCH PROGRAM.**

Motion: Ed LaPerche  
Seconded: Rocco Romeo  
Carried: 7-0

***MOTION THAT THE PLANNING BOARD GRANT CONDITIONAL AMENDED SITE PLAN APPROVAL FOR THE OAKWOOD COMMONS – HOMEWOOD SUITES SITE PLAN.***

Motion: Ed LaPerche  
Seconded: Carl Whitehead  
Carried: 7-0

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

Motion: John Weisman  
Seconded: Ed LaPerche  
Carried: 7-0

## **2. FAIRVIEW COMMONS**

**Site Plan Amendment** of an approved site plan for construction of a 151 unit apartment complex and 8,500 square feet of support space in three buildings. 66 Fulton Street; Zoned FC (Fairview Center) and PROD (Planned Residential Overlay District); ± 13.895 acres; Grid # 6162-05-161788; SEQRA Negative Declaration adopted August 21, 2014; Site Plan approval granted January 15, 2015, signed September 16, 2015; *Page Park Associates, Owner.*

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

Motion: Ed LaPerche  
Seconded: Carl Whitehead  
Carried: 7-0

***MOTION THAT THE PLANNING BOARD AS LEAD AGENCY HEREBY DETERMINES THAT THE PROPOSED SITE PLAN AMENDMENT IS A TYPE II ACTION PURSUANT TO 6 NYCRR 617(5)(20) FOR WHICH NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED.***

Motion: Ed LaPerche  
Seconded: Brian Powers  
Carried: 7-0

***MOTION THAT THE PLANNING BOARD GRANT CONDITIONAL AMENDED SITE PLAN APPROVAL FOR THE FAIRVIEW COMMONS AMENDED SITE PLAN.***

Motion: Ed LaPerche  
Seconded: Carl Whitehead  
Carried: 7-0

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

**Planning Board to Declare Lead Agency Intent** regarding replacement of telecommunication monopole at the Poughkeepsie Day School. 244 Boardman Road; Zoned IN (Institutional); ± 0.266 acres; Grid #6260-03-146453; *Poughkeepsie Day School, Owner.*

***MOTION THAT THE PLANNING BOARD DECLARE ITS 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.***

Motion: Ed LaPerche  
Seconded: Rocco Romeo  
Carried: 7-0

***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.***

Motion: Ed LaPerche  
Seconded: Rocco Romeo  
Carried: 7-0

**4. SAYAGO/SHANER LOT LINE REVISION**

**Lot Line Revision** review regarding a proposal to convey a 0.175 acre portion of 3 River Road to 4 Main Street in New Hamburg; Zoned R-20 (Residence Single Family 20,000 SF), R-NH (Residence New Hamburg), and WD1 (Waterfront District 1); ± 1.0448 acres; Grid #6057-06-491851 and 6057-07-501839; *Andrea Sayago and Edward Sayago, Owner and Marjorie E. Shaner, Owner.*

***MOTION THAT THE PLANNING BOARD AS THE ONLY INVOLVED AGENCY FOR SEQRA REVIEW DETERMINE THAT THE SAYAGO/SHANER 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 ATTACHED NEGATIVE DECLARATION DATED JUNE 15, 2017 PREPARED BY THE PLANNING DEPARTMENT.***

Motion: Ed LaPerche  
Seconded: Brian Powers  
Carried: 7-0

**MOTION THAT THE PLANNING BOARD DETERMINES THAT THE PROPOSED ACTIVITY IS CONSISTENT WITH THE TOWN OF POUGHKEEPSIE’S APPROVED LOCAL WATERFRONT REVITALIZATION PROGRAM (LWRP) BECAUSE IT WILL BE CONDUCTED IN A MANNER CONSISTENT WITH SUCH PROGRAM.**

Motion: Ed LaPerche  
Seconded: Rocco Romeo  
Carried: 7-0

**MOTION THAT THE PLANNING BOARD GRANT CONDITIONAL LOT LINE REVISION APPROVAL AND ALSO GRANT A 60 DAY TIME EXTENSION OF SAID APPROVAL FROM AUGUST 14, 2017 FORWARD TO OCTOBER 13, 2017.**

Motion: Ed LaPerche  
Seconded: Carl Whitehead  
Carried: 7-0

**D. OTHER BUSINESS**

**1. SHERIDAN LOT LINE REVISION**

**Time Extension** of an approved Lot Line Revision for a proposed conveyance of ±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; ± 1.18 acres and ± 3.30 acres; Grid #s 6160-03-079185 and 123166; Negative Declaration approved 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 JUNE 19, 2017 FORWARD TO SEPTEMBER 18, 2017.**

Motion: John Weisman  
Seconded: Ed LaPerche  
Carried: 7-0

<b>PRESENT:</b> Chairman Weisman Member Fanelli Member LaPerche Member Paganelli Member Powers (alt.) Member Romeo Member Whitehead	<b>ABSENT:</b>
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**MOTION TO TERMINATE MEETING AT 8:20 P.M.**

Moved : Ed LaPerche  
Seconded: Rocco Romeo  
Carried: 7-0