



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

July 20, 2017
6:00 PM

DECISION AGENDA

A) **PUBLIC HEARINGS**

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

Site Plan and Special Use Permit Public Hearing 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 TO OPEN THE PUBLIC HEARING.

Motion: Brian Powers
Seconded: Carl Whitehead
Carried: 6-0

MOTION TO CLOSE THE PUBLIC HEARING.

Motion: Carl Whitehead
Seconded: Rocco Romeo
Carried: 6-0

MOTION THAT THE PLANNING BOARD DEFER FURTHER ACTION ON THE APPLICATIONS FOR SPECIAL USE PERMIT AND SITE PLAN APPROVALS FOR THE CROWN CASTLE-VERIZON COMMUNICATIONS TOWER PROJECT TO THE AUGUST 3, 2017 PLANNING BOARD SPECIAL MEETING, SUBJECT TO THE EFFECTIVE DATE OF AMENDMENTS TO SPECIAL USE PERMIT REGULATIONS AS ADOPTED BY THE TOWN BOARD ON JULY 19, 2017.

Motion: Carl Whitehead
Seconded: Rocco Romeo
Carried: 6-0

2. 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 #s 6162-02-735705; SEQRA Negative Declaration adopted June 15, 2017; *JPJR Holdings, LLC, Owner.*

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

Motion: John Weisman
Seconded: Rocco Romeo
Carried: 6-0

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.* **TO BE ADJOURNED**

MOTION TO ADJOURN THE SITE PLAN AND AQUATIC RESOURCE PERMIT PUBLIC HEARING TO SEPTEMBER 14, 2017, SUBJECT TO RE-ADVERTISEMENT OF THE PUBLIC HEARING FOR A REVISED SUBMITTAL.

Motion: John Weisman
Seconded: Carl Whitehead
Carried: 6-0

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: Brian Powers
Carried: 6-0

THE PLANNING BOARD RESUMED THE RULES.

Moved: John Weisman
Seconded: Carl Whitehead
Carried: 6-0

C) PLAN REVIEWS

1. UNDERHILL SOLAR LLC

Site Plan Review 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 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: John Weisman
Seconded: Rocco Romeo
Carried: 6-0

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

Motion: John Weisman
Seconded: Rocco Romeo
Carried: 6-0

2. PLANET WINGS ADDITION – 661 DUTCHESS TURNPIKE

Planning Board to Declare Lead Agency Intent and Amended Site Plan Review for a revised application for a new building addition of 1,500 SF for restaurant use and renovation of the existing 2,985 SF building for retail use. 661 Dutchess Turnpike; Zoned B-SC (Business Shopping Center); ± 0.721 acre; Grid # 6261-01-119864; Unlisted Action; *Planet Wings of Poughkeepsie, 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: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-0 (Brian Powers recused himself)

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: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-0 (Brian Powers recused himself)

3. NORTH POINT CENTRE

Lead Agency Consent, SEQRA and Site Plan Review for a proposal in the Town and City of Poughkeepsie: In the Town, additional parking on a parcel with an existing restaurant; and in the City, site redevelopment for three new buildings of three stories each, total 12,000 SF office/commercial and 14 apartments of 1-2 bedrooms, in addition to an existing two-story office building. In the Town: 120 Delafield Street (6062-02-891514); Zoned B-H (Business Highway) and WD1 (Waterfront District 1); ± 1.64 acre. In the City: 112 Delafield Street (6062-52-887505), 110 Delafield Street (6062-60-900496), 54 Spruce Street (6062-60-899489), 52 Spruce Street (6062-60-895491), 48 Spruce Street (6062-60-891491), 46 Spruce Street (6062-60-889491); Zoned C-1 (Neighborhood Commercial) and R-4 (Medium Density Residential); ± 1.53 acre. Total 3.17 acres. Unlisted Action. *North Point Centre, LLC, Owners.*

MOTION THAT THE TOWN OF POUGHKEEPSIE PLANNING BOARD CONSENT TO THE CITY OF POUGHKEEPSIE PLANNING BOARD AS LEAD AGENCY TO COORDINATE THE ENVIRONMENTAL REVIEW OF THE PROPOSED ACTION.

Motion: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-1 (Weisman nay vote)

MOTION THAT THE PLANNING BOARD DIRECT THE PLANNING DEPARTMENT TO:

- A) PREPARE SEQRA REVIEW COMMENTS INCLUSIVE OF COMMENTS AND DISCUSSION AT THE JULY 20, 2017 TOWN PLANNING BOARD MEETING;**

- B) REQUEST THAT THE CITY OF POUGHKEEPSIE PLANNING BOARD CONSIDER SAID SEQRA COMMENTS IN ITS REVIEW OF THE PROPOSED ACTION; AND,**
C) REQUEST THAT SUBSEQUENT PROJECT INFORMATION, AGENCY CORRESPONDENCE AND WRITTEN COMMENTS RECEIVED BY THE CITY PLANNING BOARD BE PROVIDED TO THE TOWN PLANNING BOARD AS AN INVOLVED AGENCY, FOR REVIEW AND COMMENT.

Motion: Carl Whitehead
Seconded: Ben Paganelli
Carried: 6--0

MOTION THAT THE PLANNING BOARD DEFER FURTHER ACTION ON THE TOWN SITE PLAN APPLICATION PENDING MORE COMPLETE APPLICATION INFORMATION AND PLANS FOR SEQRA AND SITE PLAN REVIEW.

Motion: Carl Whitehead
Seconded: Ben Paganelli
Carried: 6--0

4. MODI – 23 DAVIS AVENUE NEW OPHTHALMOLOGY BUILDING

Discussion regarding a proposed two-story, medical office building of 11,200 GSF 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; *Idom Equities Inc., Owner.*

NO ACTION TAKEN AS THIS ITEM WAS FOR DISCUSSION ONLY.

5. JOE WILLY’S RESTAURANT OUTSIDE PATIO

Discussion regarding a proposed outdoor dining area for a restaurant tenant in a commercial plaza. 1817 South Road; Zoned B-H (Highway Business) District; ±2.5 acres; Grid #6158-01-445795; *Sorbaro Co., Owner.*

MOTION THAT THE PLANNING BOARD DELEGATE SITE PLAN REVIEW TO STAFF AS A DEMINIMUS APPLICATION.

Motion: Carl Whitehead
Seconded: Rocco Romeo
Carried: 6-0

D. OTHER BUSINESS

1. STRATFORD FARMS TOWNHOUSES

Time Extensions of Final (Major) Subdivision Approval and of Site Plan Approval for 26 individual townhouse lots, a common area lot and site improvements on a \pm 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 AUGUST 6, 2017 FORWARD TO FEBRUARY 2, 2018.

Motion: John Weisman
Seconded: Carl Whitehead
Carried: 6-0

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 TO GRANT A TIME EXTENSION OF CONDITIONAL LOT LINE REVISION APPROVAL FOR 90 DAYS, FROM SEPTEMBER 18, 2017 FORWARD TO DECEMBER 17, 2017.

Motion: John Weisman
Seconded: Carl Whitehead
Carried: 6-0

3. TLP/MCKINLEY LANE LOT LINE REVISION

Time Extension of a conditional lot line approval for a plat to realign property lines of six parcels, one of them located in the City of Poughkeepsie, to result in three parcels in the Town and two parcels located in both the Town and the City. 30, 32, 34, 36, 40-42 McKinley Lane in the Town and McKinley Lane (Rear) in the City; Zoned B-N (Neighborhood Business) District in the Town and Zoned I-1 (Light Industrial) in the City; Grid #s 6162-15-687379, -691395, -686390, -693398, -687395 in the Town and 6162-58-702386 in the City; Total 2.58 +/- acres; SEQRA Negative Declaration and conditional Lot Line Revision approval adopted on July 21, 2016; *TLP Associates LLC, Owner.*

***MOTION TO GRANT A TIME EXTENSION OF CONDITIONAL LOT LINE REVISION
APPROVAL FOR 90 DAYS, FROM AUGUST 15, 2017 FORWARD TO NOVEMBER 13,
2017.***

Motion: John Weisman
Seconded: Carl Whitehead
Carried: 6-0

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

MOTION TO TERMINATE MEETING AT 7:40 P.M.

Moved: Ben Paganelli
Seconded: Brian Powers
Carried: 6-0