



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

September 14, 2017
6:00 PM

DECISION AGENDA

A) PUBLIC HEARINGS

1. PEREZ – 16 SOUTH GRAND AVENUE

Site Plan Public Hearing regarding conversion of a one family dwelling to a two family dwelling. 16 South Grand Avenue; Zoned ATC (Arlington Town Center) District; ± 0.11 acre; Grid # 6161-07-669800; Unlisted Action; *Mariano Perez-Rodriguez, Owner.*

MOTION TO OPEN THE PUBLIC HEARING.

Motion: Rocco Romeo
Seconded: Carl Whitehead
Carried: 7-0

MOTION TO CLOSE THE PUBLIC HEARING.

Motion: John Weisman
Seconded: Brian Powers
Carried: 7-0

MOTION THAT THE PLANNING BOARD CONDUCT AN UNCOORDINATED SEQRA REVIEW FOR THE PEREZ RESIDENCE – CONVERSION TO 2-FAMILY DWELLING APPLICATION, AND DETERMINE THAT IT 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 SEPTEMBER 14, 2017.

Motion: Carl Whitehead
Seconded: Brian Powers
Carried: 7-0

MOTION THAT THE PLANNING BOARD GRANT CONDITIONAL SITE PLAN APPROVAL FOR THE PEREZ RESIDENCE – CONVERSION TO 2-FAMILY DWELLING SITE PLAN.

Motion: Carl Whitehead
Seconded: Brian Powers
Carried: 7-0

MOTION TO WAIVE ARCHITECTURAL REVIEW.

Motion: John Weisman
Seconded: Rocco Romeo
Carried: 7-0

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

MOTION THAT THE PLANNING BOARD ADJOURN THE PUBLIC HEARING TO NOVEMBER 16, 2017.

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

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 THAT THE PLANNING BOARD ADJOURN THE SITE PLAN AND AQUATIC RESOURCE PERMIT PUBLIC HEARING TO NOVEMBER 16, 2017, SUBJECT TO RE-ADVERTISEMENT OF THE PUBLIC HEARING FOR A REVISED SUBMITTAL.

Motion: John Weisman
Seconded: Brian Powers
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: John Weisman
Seconded: Brian Powers
Carried: 7-0

THE PLANNING BOARD RESUMED THE RULES.

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

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.* **REMOVED FROM THE AGENDA**

2. RAYMOND AVENUE SCHOOL REDEVELOPMENT

Planning Board to Declare Lead Agency Consent, Recommendation to the Town Board on Zoning Text & Map Amendments, and Site Plan Review regarding creation and designation of a new Anchor Project District; and a two-phase, mixed use development including ±172 apartments, ±16,200 SF commercial space, ±110 hotel rooms, open area, and 351 parking spaces. The site redevelopment would convert the former Arthur May School to ±44 apartments; construct two 3-story buildings of ground-floor retail and upper story residential uses; two 4-story residential buildings; and in a second phase, one 5-story building with ±110 hotel units and commercial area. 25 Raymond Avenue and 31 Raymond Avenue; Zoned ATC (Arlington Town Center) District; ± 6.9 acres and ± 0.43 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 THAT THE PLANNING BOARD CONSENT TO DESIGNATION OF THE TOWN OF POUGHKEEPSIE TOWN BOARD AS LEAD AGENCY FOR THE SEQRA REVIEW OF THE ANCHOR PROJECT ZONING AMENDMENTS AND ARTHUR MAY ANCHOR PROJECT.

Motion: John Weisman
Seconded: Brian Powers
Carried: 6-0 (Peter Fanelli recused himself)

MOTION THAT THE PLANNING BOARD DEFER ACTION ON THE PROPOSED ANCHOR PROJECT ZONING AMENDMENTS AND ARTHUR MAY ANCHOR PROJECT SUBJECT TO MORE DETAILED SITE PLANS AND OTHER INFORMATION ON THE PROJECT.

Motion: Carl Whitehead
Seconded: Brian Powers
Carried: 6-0 (Peter Fanelli recused himself)

3. OVERROCKER WAREHOUSE PROJECT

Site Plan Review of a proposal to upgrade an existing incomplete building for warehouse use, construct three loading docks and access to them, and modify an existing access road for two-way traffic. 70C Overrocker Road; Zoned I-H (Heavy Industrial) District; ± 5.14 acres; Grid #6261-01-291702; Type II Action; *Overrocker Road Realty LLC, Owner.*

MOTION THAT THE PLANNING BOARD DETERMINE THAT THE PROPOSAL MEETS THE CRITERIA FOR A SEQRA TYPE II ACTION PURSUANT TO SEQRA PART 617.5(C)(7) AND NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED.

Motion: Carl Whitehead
Seconded: Brian Powers
Carried: 7-0

MOTION THAT THE PLANNING BOARD DEFER FURTHER ACTION ON THIS APPLICATION AND DIRECT THE APPLICANT TO RESPOND TO COMMENTS OF THE PLANNING BOARD AND THOSE RECEIVED FROM TOWN DEPARTMENTS AND AGENCIES.

Motion: Carl Whitehead
Seconded: Ben Paganelli
Carried: 7-0

4. **MODI – 23 DAVIS AVENUE NEW OPHTHALMOLOGY BUILDING**
Planning Board to Declare Lead Agency Intent, and Site Plan Review 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 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: Ben Paganelli
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: Carl Whitehead
Seconded: Brian Powers
Carried: 7-0

5. **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 GRANT CONDITIONAL LOT LINE REVISION APPROVAL.

Motion: Carl Whitehead
Seconded: Brian Powers
Carried: 7-0

6. BEACON RESIDENTIAL - 297 VIOLET AVENUE

Site Plan Review of a previously approved, expired site plan to construct a new two story residence of four units. 297 Violet Avenue; Zoned R-M (Residence, Multifamily) District; 0.445 ± acres; Grid # 6163-19-523128; Unlisted Action; *Beacon Residential LLC, Owner.*

MOTION THAT THE PLANNING BOARD DETERMINE THAT IT RETAINS ITS ROLE AS THE SEQRA LEAD AGENCY FOR THE ENVIRONMENTAL REVIEW OF THIS PROJECT AS AN UNLISTED ACTION, IN THE ABSENCE OF ANY PRIOR OBJECTION BY ANY INVOLVED AGENCY.

Motion: Carl Whitehead
Seconded: Rocco Romeo
Carried: 7-0

MOTION THAT THE PLANNING BOARD WAIVE THE SITE PLAN PUBLIC HEARING FOR THIS PROJECT IN ACCORDANCE WITH TOWN CODE §210-151(D) ON THE BASIS THAT THE SITE PLAN, AS PRESENTED, IS UNCHANGED FROM THE SITE PLAN APPROVED BY THE BOARD ON DECEMBER 17, 2015, AND THAT THE BOARD'S REVIEW OF THE PROJECT INDICATE THAT CURRENT SITE AND NEIGHBORHOOD CONDITIONS REMAIN UNCHANGED.

Motion: Carl Whitehead
Seconded: Ben Paganelli
Carried: 7-0

MOTION THAT THE PLANNING BOARD REAFFIRM THE SEQRA NEGATIVE DECLARATION PREVIOUSLY ADOPTED BY THE BOARD ON JUNE 2, 2015, ON THE BASIS THAT THE PROPOSED SITE PLAN APPLICATION AND CURRENT ENVIRONMENTAL CONDITIONS REMAIN SUBSTANTIALLY THE SAME AND NOT SIGNIFICANTLY DIFFERENT FROM THOSE CONSIDERED ON JUNE 2, 2015.

Motion: Carl Whitehead
Seconded: Rocco Romeo
Carried: 7-0

MOTION THAT THE PLANNING BOARD GRANT CONDITIONAL SITE PLAN APPROVAL FOR THE BEACON RESIDENTIAL LLC MULTI-FAMILY SITE PLAN.

Motion: Carl Whitehead
Seconded: Ben Paganelli
Carried: 7-0

MOTION THAT THE PLANNING BOARD RE-ISSUE ARCHITECTURAL REVIEW APPROVAL FOR THE SAMPLES AND RENDERINGS AS PRESENTED ON APRIL 21, 2016, SUBJECT TO RE-SUBMITTAL OF THE SAME SAMPLES AND RENDERINGS IF NOT FOUND ON FILE BY STAFF.

Motion: Carl Whitehead
Seconded: Rocco Romeo
Carried: 7-0

7. PLANET WINGS ADDITION – 661 DUTCHESS TURNPIKE

Withdraw Amended Site Plan and Amend Architectural Review to replace a proposed building renovation and expansion for retail and restaurant use with renovation of the existing 2,985 SF building for retail use only. 661 Dutchess Turnpike; Zoned B-SC (Business Shopping Center) District; ± 0.721 acre; Grid # 6261-01-119864; Unlisted Action; *Planet Wings of Poughkeepsie, Owner.*

MOTION THAT THE PLANNING BOARD ACCEPT WITHDRAWAL OF THE AMENDED PLANET WINGS SITE PLAN PROPOSAL FOR A BUILDING EXPANSION DATED JUNE 26, 2017, AND REINSTATE THE APRIL 20, 2017 PLANET WINGS CONDITIONED SITE PLAN APPROVAL, AMENDED TO CHANGE THE PREVIOUSLY APPROVED RETAIL AND RESTAURANT USE OF THE EXISTING BUILDING ENVELOPE TO RETAIL USE ONLY.

Motion: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 6-0 (Brian Powers recused himself)

MOTION THAT THE PLANNING BOARD APPROVE CONDITIONAL AMENDED ARCHITECTURAL REVIEW.

Motion: Carl Whitehead
Seconded: Rocco Romeo
Carried: 6-0 (Brian Powers recused himself)

D. OTHER BUSINESS

1. TOWN BOARD REFERRAL OF ZONING AMENDMENTS TO §210-9, “DEFINITIONS”, specifically “Day Care Center.”

Recommendation to the Town Board regarding proposed amendments to definitions of “Day Care Center.”

MOTION THAT THE PLANNING BOARD CONVEY A POSITIVE RECOMMENDATION TO THE TOWN BOARD REGARDING ADOPTION OF THE PROPOSED AMENDMENTS TO §210-9, “DEFINITIONS” FOR DAY CARE CENTERS.

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

2. SAYAGO/SHANER LOT LINE REVISION

Time Extension for an approved lot line revision 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; SEQRA Negative Declaration adopted June 15, 2017; *Andrea Sayago and Edward Sayago, Owners and Marjorie E. Shaner, Owner.*

MOTION THAT THE PLANNING BOARD GRANT A 90 DAY TIME EXTENSION OF CONDITIONAL LOT LINE REVISION APPROVAL FROM OCTOBER 13, 2017 FORWARD TO JANUARY 11, 2018.

Motion: John Weisman
Seconded: Brian Powers
Carried: 7-0

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

MOTION TO TERMINATE MEETING AT 8:18 P.M.

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

MOTION TO RE-OPEN THE MEETING AT 8:19 P.M.

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

MOTION TO HOLD A SPECIAL MEETING ON THURSDAY, SEPTEMBER 28, 2017 AT 5:00 PM.

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

MOTION TO TERMINATE MEETING AT 8:22 P.M.

Moved : Brian Powers
Seconded: John Weisman
Carried: 7-0