



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

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NOTICE OF PLANNING BOARD

REGULAR MEETING

January 18, 2018
5:00 PM

DECISION AGENDA

A) PUBLIC HEARINGS

1. RAYMOND AVENUE SCHOOL REDEVELOPMENT

Recommendation to the Town Board on Zoning Text Amendments 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 ADJOURN THE PUBLIC HEARING TO FEBRUARY 15, 2018.

Moved: John Weisman
Seconded: Carl Whitehead
Carried: 5-0 (Member Romeo was out of the room)

2. UNDERHILL SOLAR LLC

Site Plan Public Hearing regarding a proposed \pm 3,000 kW solar photovoltaic array ground-mounted system. 130 and 122 Underhill Road; Zoned R-4A (Residence Single Family 4 Acre) District; \pm 71.0 acres; Grid # 6262-01-270535 and -180545; Type I Action; *Brian and Sally Underhill, Owners.*

MOTION TO OPEN THE PUBLIC HEARING.

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

MOTION TO CLOSE THE PUBLIC HEARING.

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

MOTION THAT THE PLANNING BOARD AS LEAD AGENCY HEREBY DETERMINES THAT THE UNDERHILL SOLAR LLC 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 A TYPE I ACTION DATED JANUARY 18, 2018.

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

MOTION TO ADOPT THE ATTACHED RESOLUTION OF CONDITIONAL SITE PLAN APPROVAL FOR THE UNDERHILL SOLAR LLC SITE PLAN.

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

MOTION TO WAIVE ARCHITECTURAL REVIEW OF THE PROPOSED SOLAR ARRAY.

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

3. CRYO WELD – 253 INNIS AVENUE

Site Plan Public Hearing for a proposed 825 SF hazardous materials outdoor storage and loading area at an existing welding equipment and supply business. 253 Innis Avenue; Zoned SPC (Salt Point Center) District; ± 1.25 acres; Grid # 6162-16-780475; Type II Action; *Innis 3rd Gen, LLC, Owner.*

MOTION TO OPEN THE PUBLIC HEARING.

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

MOTION TO CLOSE THE PUBLIC HEARING.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 6-0

***MOTION TO GRANT CONDITIONAL SITE PLAN APPROVAL FOR THE CRYO WELD –
253 INNIS AVENUE SITE PLAN.***

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

MOTION TO WAIVE ARCHITECTURAL REVIEW FOR THIS PROJECT.

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

4. 43 VIOLET AVENUE

Site Plan Public Hearing for renovation of an existing building and site improvements, to provide an ice cream parlor and restaurant in one of two tenant spaces, 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 TO OPEN THE PUBLIC HEARING.

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

MOTION TO CLOSE THE PUBLIC HEARING.

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

MOTION THAT THE PLANNING BOARD DETERMINE THAT THE PROPOSED MEETS THE CRITERIA FOR A SEQRA TYPE II ACTION PURSUANT TO SEQRA 617.5(C)(1) AND NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED.

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

MOTION TO GRANT CONDITIONAL SITE PLAN APPROVAL FOR THE 43 VIOLET AVENUE PROJECT.

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

5. 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: Carl Whitehead
Seconded: Rocco Romeo
Carried: 6-0

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

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

MOTION THAT THE PLANNING BOARD DETERMINE THAT THE APPLICATION IS INCOMPLETE FOR SEQRA REVIEW AND THEREFORE MOVE TO DEFER ACTION ON THE SPECIAL USE APPLICATION AND SITE PLAN APPLICATION PENDING A REVISED SUBMITTAL AND DIRECT THE APPLICANT TO RESPOND TO COMMENTS OF THE PLANNING BOARD AND THOSE RECEIVED FROM TOWN DEPARTMENTS AND AGENCIES.

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

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

MOTION THAT THE PLANNING BOARD RESUMED THE RULES.

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

C) PLAN REVIEWS

1. MACDONNELL HEIGHTS TOWN CENTER (EASTDALE VILLAGE)

Determination of Completeness for the Final Environmental Impact Statement (FEIS) 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 THAT THE PLANNING BOARD ADOPT THE ATTACHED RESOLUTION ACCEPTING THE FEIS FOR THE MACDONNELL HEIGHTS TOWN CENTER AS COMPLETE AND PROVIDING FOR REQUIRED FILING AND CIRCULATION.

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

2. CREEK ROAD APARTMENTS

Readopt a corrected Resolution of Conditional Site Plan Approval for 31 apartments in one building of three-story height. 84-92 Creek Road; Zoned R-M (Residence Multifamily) District; ± 5.18 acres; Grid # 6162-02-735705; SEQRA Negative Declaration adopted June 15, 2017, Site Plan approval resolution adopted December 14, 2017; *JPJR Holdings, LLC, Owner.*

MOTION THAT THE PLANNING BOARD RE-ADOPT THE ATTACHED, CORRECTED RESOLUTION OF CONDITIONAL SITE PLAN APPROVAL IN THE MATTER OF CREEK ROAD APARTMENTS DATED JANUARY 18, 2017.

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

3. FORSONS APARTMENTS

SEQRA, Recommendation to the Town Board and Site Plan Review regarding proposed Town Board rezoning to R-M (Residence, Multifamily) District, and Planning Board Site Plan approval for construction of 24 apartment units in two buildings with corresponding parking and offsite connection to Town sewer facilities. Sheafe Road; Zoned B-H (Business Highway) District; ± 4.00 acres; Grid # 6159-01-283578; Unlisted Action; *Forsons Realty Corp., Owner.*

MOTION THAT THE PLANNING BOARD DETERMINE THAT THE APPLICATION IS INCOMPLETE FOR SEQRA REVIEW; AND THAT THE PLANNING BOARD DEFER ACTION ON THE SITE PLAN APPLICATION PENDING A REVISED SUBMITTAL.

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

4. JUWAINAT LOT LINE REVISION

Lot Line Revision Review for a proposed lot line revision between two parcels. 144 Manchester Road and 7 Wing Road; Zoned R-20 (Residence, Single-Family 20,000 SF) District; ± 0.74 acres and ± 0.12 acres, respectively; Grid #s 6261-01-223601 and 218586, respectively; Unlisted Action; *Hazem Juwainat, Owner.*

MOTION TO GRANT CONDITIONAL LOT LINE REVISION APPROVAL AND ALSO GRANT A 60 DAY TIME EXTENSION OF SAID APPROVAL FROM MARCH 20, 2018 FORWARD TO MAY 29, 2018.

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

D. OTHER BUSINESS

1. POUGHKEEPSIE RURAL CEMETERY NEW ACCESS DRIVE SITE PLAN

Time Extension for an approved Site Plan regarding proposed new access drive and signal modifications at U.S. Route 9 and Sharon Drive, fill area, elimination of an existing access drive, internal road and fence modifications, in a 2.40 acre project area. 342 South Avenue; Zoned R-4A (Residence Single Family 4 Acre) District and WD2 (Waterfront District 2); ± 160.5 acres; Grid # 6061-04-905298; SEQRA Negative Declaration and Site Plan conditional approval approved February 16, 2017; *Poughkeepsie Rural Cemetery, Owner.*

MOTION TO GRANT A TIME EXTENSION OF CONDITIONAL SITE PLAN APPROVAL FOR TWO 90-DAY PERIODS FROM FEBRUARY 16, 2018 FORWARD TO AUGUST 15, 2018.

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

2. 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 ± 6.832 acre parent lot within a previously approved 185 lot subdivision. Stratford Drive; Zoned R-4A (Residence Single Family, 4 acre) District; 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 2, 2018 FORWARD TO AUGUST 1, 2018.

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

3. 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) District; 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, 2018 FORWARD TO FEBRUARY 15, 2019.

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

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

MOTION TO TERMINATE MEETING AT 7:12 P.M.

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