



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 21, 2012
6:30 PM

DECISION AGENDA

A) **PUBLIC HEARINGS**

- 1. RIVER POINT RESIDENTIAL & WEST PARK PROFESSIONAL BUILDINGS**
Public Hearing, Site Plan and Aquatic Resource Permit Approvals for a seven story senior housing development of 112 dwelling units and a 30,000 S.F. four-story office building. 2055 South Road and 83 Old Post Road; Zoned O-R (Office Research); 6.64 +/- acres; Grid #'s 6159-03-375410 and 6159-03-365369; Unlisted Action; *WA Route 9 LLC, Owner.*

PUBLIC HEARING ADJOURNED TO SEPTEMBER 20, 2012.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 7-0

- 2. TLP ASSOCIATES REPLACEMENT BUILDING**
Public Hearing and Request to Cancel Application for Site Plan Approval and Floodplain Development Permit to replace and expand garage and office buildings. 40-42 McKinley Lane; Zoned B-N (Neighborhood Business); 2.0 +/- acres; Grid #6162-15-693398 and 6162-58-702386; Unlisted Action; *TLP Associates, Owner.*

PUBLIC HEARING OPENED.

MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 7-0

PUBLIC HEARING CLOSED.

MOVED: John Weisman
SECONDED: Carl Whitehead
CARRIED: 7-0

THE PLANNING BOARD ACKNOWLEDGED CANCELLATION OF THE PROPOSED SITE PLAN AND FLOODPLAIN DEVELOPMENT PERMIT APPLICATIONS.

MOVED: John Weisman
SECONDED: Carl Whitehead
CARRIED: 7-0

3. DR. MODI (IDOM EQUITIES) SOLAR CANOPY

Site Plan Hearing for the installation of solar panel canopies over existing commercial parking areas. 23 Davis Avenue; Zoned ATC (Arlington Town Center); 4.64 +/- acres; Grid # 6161-12-879739; Unlisted Action; *Dr. Satish Modi, Owner.*

PUBLIC HEARING OPENED.

MOVED: Richard Davison
SECONDED: Anne Conroy
CARRIED: 7-0

PUBLIC HEARING CLOSED.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 7-0

SEQRA NEGATIVE DECLARATION ADOPTED.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 7-0

CONDITIONAL SITE PLAN AND ARCHITECTURAL REVIEW APPROVAL GRANTED.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 7-0

4. FRIENDLY HONDA COMPREHENSIVE SITE PLAN

Site Plan Hearing for a comprehensive site plan approval for proposed building and site improvements throughout an existing motor vehicle sales and service facility to be expanded from five to six parcels. 1121-1159 Dutchess Turnpike; Zoned B-H (Highway Business); 5.64 +/- acres; Grid #'s 6362-01-100640, 120653, 128675, 145678, 160689 & 170698. Unlisted Action; *Dutchess Facilities Management, LLC., Owner.*

PUBLIC HEARING OPENED.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 7-0

PUBLIC HEARING ADJOURNED TO JULY 19, 2012.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 7-0

PROPOSED ACTIVITY DETERMINED TO BE AN UNLISTED ACTION PURSUANT TO THE SEQRA REGULATIONS.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 7-0

SEQRA NEGATIVE DECLARATION ADOPTED.

MOVED: Richard Davison
SECONDED: Anne Conroy
CARRIED: 7-0

FURTHER ACTION ON THE APPLICATION DEFERRED.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 7-0

- 5. POUGHKEEPSIE PUBLIC LIBRARY DISTRICT BRANCH LIBRARY**
Site Plan Hearing for conversion of the former IBM Power Plant building to a new branch library, including renovation, additions and site modifications for parking. 141 Boardman Road; Zoned Institutional (IN); +/- 6.11 acres; Grid #6260-01-119560. Unlisted Action; *Faith Assembly of God, Owner.*

PUBLIC HEARING OPENED.

MOVED: Richard Davison
SECONDED: Bob Gorman
CARRIED: 7-0

PUBLIC HEARING CLOSED.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 7-0

PROPOSED ACTIVITY DETERMINED TO BE AN UNLISTED ACTION PURSUANT TO THE SEQRA REGULATIONS.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 7-0

SEQRA NEGATIVE DECLARATION ADOPTED.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 7-0

CONDITIONAL SITE PLAN APPROVAL GRANTED.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 7-0

ARCHITECTURAL REVIEW APPROVAL GRANTED WITH RENDERINGS AND SAMPLES AS PRESENTED.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 7-0

6. YEUNG / EAST CEDAR SUBDIVISION

Minor Subdivision Hearing for a proposed two (2) lot subdivision. 60 East Cedar Street; Zoned R-20 (Residence Single Family, 20,000 S.F.); 1.31 +/- acres; Grid # 6162-10-351745; Unlisted Action; *Yeung Home and Property, LLC, Owner.*

PUBLIC HEARING OPENED.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 7-0

PUBLIC HEARING CLOSED.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 7-0

SEQRA NEGATIVE DECLARATION ADOPTED.

MOVED: Richard Davison
SECONDED: Anne Conroy
CARRIED: 7-0

CONDITIONAL FINAL MINOR SUBDIVISION APPROVAL GRANTED.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 6-1 (Bob Gorman nay)

B) SUSPEND RULES FOR PUBLIC COMMENT

THE PLANNING BOARD SUSPENDED THE RULES TO ALLOW PUBLIC COMMENT ON OTHER MATTERS.

MOVED: Ed LaPerche
SECONDED: Richard Davison
CARRIED: 7-0

THE PLANNING BOARD RESUMED THE RULES.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 7-0

C) PLAN REVIEWS

1. STRATFORD FARMS TOWNHOMES

Cluster Subdivision and Site Plan Review 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. Unlisted Action; *ABD Stratford LLC, Owner.*

APPLICATION DETERMINED TO BE INCOMPLETE AND ACTION DEFERRED.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 7-0

2. EMERITUS AT POUGHKEEPSIE (WEGMAN COMPANIES)

SEQR Review and Planning Board to Declare Lead Agency Intent regarding a proposed rezoning from Institutional (IN) to Residence-Single Family 20,000 SF (R-20) with text amendments, and subsequent approvals for Site Plan from the Planning Board and Special Use Permit from the ZBA, for a Senior Assisted Living Facility consisting of 76 dwelling units and a 20 bed memory care facility connected to Town water and sewer with driveway access to Boardman Road only, together with all necessary site plan appurtenances. Spackenkill Road and Boardman Road; Zoned Institutional (IN); +/- 23.68 acres; Grid #6260-03-049464; Unlisted Action; *Faith Assembly of God, Owner.*

LEAD AGENCY INTENT DECLARED FOR REVIEW OF AN UNLISTED ACTION.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 7-0

ACTION DEFERRED.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 7-0

3. U-HAUL FACILITY – 2560 SOUTH ROAD

Architectural Review for redesigned appearance of an existing U-Haul facility. 2560 South Road; Zoned Shopping Center (B-SC); +/-1.62 acres; Grid #6160-01-029640. Unlisted Action; *Amerco Real Estate Company*, Owner.

ARCHITECTURAL REVIEW APPROVAL GRANTED SUBJECT TO CONDITIONS.

MOVED: Ed LaPerche
SECONDED: Anne Conroy
CARRIED: 6-1 (Bob Gorman nay)

4. TLP ASSOCIATES SUBDIVISION

Request to Cancel Subdivision Application to subdivide an existing residential lot into three (3) residential lots. Fallkill Avenue, Howard Street and 5 McKinley Lane (Town and City of Poughkeepsie); Zoned R-M (Residence, Multi Family), ±0.4 acres in the Town, and R-4 (Medium High Density Residential), ±0.2 acre in the City; total ±0.6 acre; Grid #'s 6162-66-635343 (City), 6162-15-643339 (Town). Unlisted Action. *TLP Associates*, Owner.

THE PLANNING BOARD ACKNOWLEDGED CANCELLATION OF THE PROPOSED SUBDIVISION APPLICATION AND NOTIFIED THE CITY OF POUGHKEEPSIE PLANNING BOARD.

MOVED: John Weisman
SECONDED: Carl Whitehead
CARRIED: 7-0

D) OTHER BUSINESS

1. TOWN BOARD REFERRAL OF ZONING AMENDMENTS, CHAPTER §210, REGARDING TEMPORARY/TENT SALES AND SIGNS. Recommendation to the Town Board regarding proposed amendments to the regulation of Temporary/Tent Sales and Signs.

POSITIVE RECOMMENDATION CONVEYED TO THE TOWN BOARD.

MOVED: Ed LaPerche
SECONDED: Marvin Bennett
CARRIED: 7-0

2. RED OAKS DENTAL

Time Extension for an approved site plan for a total 972 S.F. additions to an existing dental office. 35 LaGrange Avenue; Zoned ATC (Arlington Town Center); 0.24 +/- acres; Grid # 6161-12-890694. 35 LaGrange, LLC, owners.

TIME EXTENSION OF SITE PLAN APPROVAL OF 180 DAYS GRANTED FROM JULY 21, 2012 FORWARD TO JANUARY 17, 2013.

MOVED: John Weisman
SECONDED: Bob Gorman
CARRIED: 7-0

PRESENT:	ABSENT:
Chairman Weisman	
Member Bennett	
Member Conroy	
Member Davison	
Member Gorman	
Member LaPerche	
	Member Lepore (alt.)
	Member Rose (alt.)
Member Whitehead	

MOTION TO TERMINATE MEETING AT 10:16 P.M.

MOVED: Richard Davison
SECONDED: Bob Gorman
CARRIED: 7-0