



Town of Poughkeepsie

Planning Department

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Poughkeepsie, NY 12603

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NOTICE OF PLANNING BOARD **REGULAR MEETING**

September 20, 2012
6:30 PM

DECISION AGENDA

A) **PUBLIC HEARINGS**

1. **ROUTE 9D PROFESSIONAL OFFICE PARK**

Site Plan Hearing for a proposed professional office park, total 41,520 S.F., consisting of a three story central building and two two-story wings, with associated parking. NYS Route 9D (East Side); Zoned B-H (Highway Business); 4.4 +/- acres; Grid # 6158-01-390820; Unlisted Action. *Socket Spring Park LLC, owner.*

PUBLIC HEARING ADJOURNED TO OCTOBER 18, 2012.

MOVED: Carl Whitehead
SECONDED: Marvin Bennett
CARRIED: 5-0 (R. Davison and P. Rose absent)

2. **RIVER POINT RESIDENTIAL & WEST PARK PROFESSIONAL BUILDINGS**

Site Plan and Aquatic Resource Permit Hearing 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 OCTOBER 18, 2012.

MOVED: Carl Whitehead
SECONDED: Anne Conroy
CARRIED: 5-0 (R. Davison and P. Rose absent)

3. EMERITUS AT POUGHKEEPSIE (WEGMAN COMPANIES)

SEQRA Review and Site Plan Hearing 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 66 dwelling units and a 30 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.*

PUBLIC HEARING OPENED.

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

PUBLIC HEARING CLOSED FOR SEQRA REVIEW AND ADJOURNED TO NOVEMBER 15, 2012 FOR SITE PLAN REVIEW.

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

SEQRA NEGATIVE DECLARATION DATED SEPTEMBER 19, 2012 ADOPTED.

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

PREVIOUS MOTION AMENDED TO CORRECT THE DATE OF THE SEQRA NEGATIVE DECLARATION FROM SEPTEMBER 19, 2012 TO SEPTEMBER 20, 2012.

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

POSITIVE RECOMMENDATION CONVEYED TO THE TOWN BOARD TO APPROVE THE PROPOSED ZONING MAP AMENDMENT FROM INSTITUTIONAL (IN) DISTRICT TO SINGLE FAMILY 20,000 SQUARE FEET (R-20) DISTRICT PURSUANT TO A TOWN BOARD REFERRAL DATED SEPTEMBER 19, 2012.

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

POSITIVE RECOMMENDATION CONVEYED TO THE TOWN BOARD REGARDING AMENDING §210-91 OF THE TOWN CODE REGARDING STANDARDS FOR NURSING HOMES AND ALTERNATE CARE HOUSING PURSUANT TO A TOWN BOARD REFERRAL DATED SEPTEMBER 19, 2012.

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

FURTHER REVIEW OF APPLICATION DEFERRED PENDING TOWN BOARD ACTION ON PROPOSED ZONING MAP AMENDMENT AND PROPOSED ZONING TEXT AMENDMENT.

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

4. QB COLLISION

Amended Site Plan Hearing for a proposed new paved parking lot and drive. 487 Haight Avenue; Zoned ATC (Arlington Town Center); 1.11 +/- acres; Grid # 6161-08-767775; Unlisted Action; *LPJC Realty, LLC, Owner.*

PUBLIC HEARING OPENED.

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

PUBLIC HEARING CLOSED.

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

NEGATIVE DECLARATION DATED SEPTEMBER 20, 2012 ADOPTED.

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

CONDITIONAL SITE PLAN APPROVAL GRANTED.

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

5. KEY BANK – 44 PLAZA

Site Plan Hearing for a proposal to renovate and expand an existing bank to provide additional drive through lanes and ADA compliance. 15 Burnett Boulevard; Zoned B-SC (Shopping Center); 0.6 +/- acres; Grid #6261-01-161946; Type II Action. *Kimco 44 Plaza, LLC, Owner.*

PUBLIC HEARING OPENED.

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

PUBLIC HEARING CLOSED.

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

PLANNING BOARD DETERMINED THAT PROPOSED ACTIVITY IS A TYPE II ACTION NOT SUBJECT TO SEQRA REVIEW; AND THAT THE PLANNING BOARD'S LEAD AGENCY INTENT DATED AUGUST 29, 2012 BE RESCINDED AND ALL INVOLVED AGENCIES NOTIFIED ACCORDINGLY.

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

CONDITIONAL SITE PLAN APPROVAL GRANTED.

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

ARCHITECTURAL REVIEW APPROVAL DEFERRED.

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

B) SUSPEND RULES FOR PUBLIC COMMENT

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

MOVED: John Weisman
SECONDED: Richard Davison

CARRIED: 7-0

THE PLANNING BOARD RESUMED THE RULES.

MOVED: Richard Davison

SECONDED: Carl Whitehead

CARRIED: 7-0

C) PLAN REVIEWS

1. MOUNTAIN VIEW ESTATES SUBDIVISION

Discussion regarding a proposed eight (8) lot subdivision. Bedell Road; Zoned R-4A (Residence, Single Family, 4 acre); 64.06 +/- acres; Grid #'s 6261-01-130823 & 195769; Unlisted Action; *Mountain View Realty, LLC, Owner.*

PLANNING BOARD DECLARED PREFERENCE FOR CONVENTIONAL LAYOUT OVER A CLUSTERED LAYOUT.

MOVED: Carl Whitehead

SECONDED: Marvin Bennett

CARRIED: 7-0

2. PRESTIGE AUTO BODY SITE PLAN

Site Plan Review for additions to auto body shop facility and parking. 729 Dutchess Turnpike; Zoned B-H (Highway Business); 3.10 +/- acres; Grid #6261-01-384991; Unlisted Action. *LRZ, LLC, Owner.*

SITE PLAN PUBLIC HEARING WAIVED.

MOVED: Richard Davison

SECONDED: Ed LaPerche

CARRIED: 7-0

PROJECT DETERMINED TO BE AN UNLISTED ACTION FOR SEQRA REVIEW AND PLANNING BOARD IS LEAD AGENCY AS THE ONLY INVOLVED AGENCY.

MOVED: Richard Davison

SECONDED: Ed LaPerche

CARRIED: 7-0

SEQRA NEGATIVE DECLARATION ADOPTED.

MOVED: Richard Davison

SECONDED: Ed LaPerche

CARRIED: 7-0

CONDITIONAL SITE PLAN APPROVAL GRANTED.

MOVED: Richard Davison
SECONDED: Pat Rose
CARRIED: 7-0

ARCHITECTURAL REVIEW DEFERRED.

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

3. MIKE ARTEAGA HEALTH & FITNESS POOL ADDITION

Site Plan Review for a 900 square foot addition to an existing pool area with inclusion of handicap access. 234 North Road; Zoned B-N (Neighborhood Business); 2.4 +/- acres; Grid #6062-02-975581; Type II Action. *Arteaga Rentals, Owner.*

PROPOSED ACTIVITY IS A TYPE II ACTION AND IS NOT SUBJECT TO SEQRA REVIEW.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 6-0 (Pat Rose recused himself)

SITE PLAN PUBLIC HEARING WAIVED.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 6-0 (Pat Rose recused himself)

CONDITIONAL SITE PLAN APPROVAL GRANTED.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 6-0 (Pat Rose recused himself)

ARCHITECTURAL REVIEW APPROVAL GRANTED.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 6-0 (Pat Rose recused himself)

D) OTHER BUSINESS

- 1. TOWN BOARD REFERRAL OF A ZONING AMENDMENT, CHAPTER 210, CHANGES TO THE DEFINITION OF “FAMILY”.** Recommendation to the Town Board regarding proposed amendments to §210-9 “Definitions,” including changes to the definition of “family”.

POSITIVE RECOMMENDATION CONVEYED TO THE TOWN BOARD REGARDING ADOPTION OF THE PROPOSED ZONING AMENDMENT PURSUANT TO A REFERRAL FROM THE TOWN BOARD ON SEPTEMBER 19, 2012.

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

MOTION TO TERMINATE MEETING AT 8:53 P.M.

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

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