



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
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. *Socker 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**

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