



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone
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NOTICE OF PLANNING BOARD

REGULAR MEETING

October 18, 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; Type 1 Action. *Socket Spring Park LLC, Owner.*

PUBLIC HEARING ADJOURNED TO NOVEMBER 15, 2012.

MOVED: Carl Whitehead
SECONDED: Bob Gorman
CARRIED: 7-0

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.*

TO BE ADJOURNED

PUBLIC HEARING ADJOURNED TO JANUARY 17, 2013.

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

3. LAKEVIEW PLAZA

Site Plan Hearing for a two (2) story business plaza, total 17,021 square feet (gross) of office, restaurant and retail uses. 14 & 16 Creek Road; Zoned I-H (Heavy Industry) and Business Park Overlay; 1.8 +/- acres; Grid #'s 6162-02-649538 & 6162-02-666530; Unlisted Action; *Grace Zarilli, Trustee and Scott Bryant, Owners.*

PUBLIC HEARING OPENED.

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

PUBLIC HEARING ADJOURNED TO DECEMBER 13, 2012.

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

MOTION MADE DETERMINING APPLICATION IS INCOMPLETE AND TO DEFER ACTION.

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

B) *SUSPEND RULES FOR PUBLIC COMMENT*

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

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

THE PLANNING BOARD RESUMED THE RULES.

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

C) PLAN REVIEWS

1. HURRICANE GRILL & WINGS

Amended Site Plan Review of a conditionally approved site plan for a proposed new restaurant in an existing building, to replace the approved 1,400 SF addition with a northern addition of ±250 SF and a western addition of ±200 SF. 9 Raymond Avenue; Zoned ATC (Arlington Town Center); 1.927 +/- acres; Grid # 6161-08-770792; Type II; *Balbo Management Group, Owner.*

SITE PLAN PUBLIC HEARING WAIVED.

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

MOTION MADE DETERMINING PROJECT A TYPE II ACTION UNDER PREVIOUSLY ISSUED NEGATIVE DECLARATION DATED MAY 17, 2012.

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

CONDITIONAL AMENDED SITE PLAN APPROVAL GRANTED.

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

AMENDED ARCHITECTURAL REVIEW APPROVAL GRANTED AS PRESENTED.

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

2. KEY BANK – 44 PLAZA

Architectural Review 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.*

ARCHITECTURAL REVIEW APPROVAL GRANTED.

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

3. MCCAFFREY-LEWIS LOT LINE REVISION

Lot Line Revision for a 34 square foot transfer of property from Lewis to McCaffrey along road for driveway access. 10 Robert Place and 51 Townsend Boulevard; Zoned R(20) Residence Single Family; 2.0 +/- acres; Grid #6262-02-817666 and 810679; Type II Action; *Joyce M. Pearce and Ellen G. Lewis, Owners.*

MOTION MADE TO DETERMINE PROPOSED ACTIVITY IS A TYPE II ACTION NOT SUBJECT TO SEQRA REVIEW.

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

CONDITIONAL LOT LINE REVISION GRANTED AND SIXTY (60) DAY TIME EXTENSION GRANTED FROM DECEMBER 17, 2012 FORWARD TO FEBRUARY 15, 2013.

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

4. STRATFORD FARMS TOWNHOMES

Preliminary 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. SEQRA Negative Declaration on file; *ABD Stratford LLC, Owner*

REMOVED FROM THE AGENDA; NO ACTION TAKEN.

5. GASLAND PETROLEUM/DUNKIN DONUTS/RED OAKS MILL

Discussion of a conditionally approved site plan for conversion of an existing unused car wash to a Dunkin Donuts at an existing motor vehicle service facility and convenience store with related site and façade improvements. 35 Vassar Road; Zoned ROMNSC (Red Oaks Mill Neighborhood Services Center); 0.36 +/- acres; Grid # 6260-04-527253; Unlisted Action; *Gasland Petroleum, Inc., Owner.*

DISCUSSION ONLY, NO ACTION TAKEN.

6. JULIET BOOKSTORE

Time Extension for site plan to renovate the existing building (former Juliet Theater) to create an off campus bookstore and expand parking with access from 10 & 12 La Grange Avenue. 46, 48 & 60 Raymond Ave./10 & 12 La Grange Ave.; Zoned ATC (Arlington Town Center); 1.05 +/- acres; Grid #'s 6161-12-823675, 817693, 817688, 825690 & 830689; Type II Action. *College Properties, LLC, Owner.*

TWO NINETY (90) DAY TIME EXTENSIONS APPROVED FROM OCTOBER 20, 2012 FORWARD TO APRIL 18, 2013.

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

D) OTHER BUSINESS

1. TOWN BOARD REFERRAL OF ZONING AMENDMENTS, CHAPTER §210, REGARDING FREESTANDING SIGNS. Recommendation to the Town Board regarding proposed amendments to the regulation of Freestanding Signs.

POSITIVE RECOMMENDATION MADE TO TOWN BOARD.

MOVED: Anne Conroy
SECONDED: Bob Gorman
CARRIED: 7-0

2. TOWN BOARD REFERRAL OF A TOWN CODE AMENDMENT, REGARDING ADOPTION OF A NEW CHAPTER 89 ENTITLED “ECONOMIC DEVELOPMENT INCENTIVES”. For information only, no action required.

POSITIVE RECOMMENDATION MADE TO TOWN BOARD.

MOVED: Anne Conroy
SECONDED: Bob Gorman
CARRIED: 7-0

MOTION TO TERMINATE MEETING AT 7:55 P.M.

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

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