



Town of Poughkeepsie

Planning Department

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Poughkeepsie, NY 12603

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NOTICE OF PLANNING BOARD

REGULAR MEETING

December 13, 2012
6:30 PM

DECISION AGENDA

A) **PUBLIC HEARINGS**

1. **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.* **TO BE ADJOURNED**

PUBLIC HEARING ADJOURNED TO JANUARY 17, 2013.

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

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

Correct date of public hearing adjournment, 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 I Action. *Socket Spring Park LLC, Owner.*

RESOLUTION OF NOVEMBER 15, 2012 CORRECTED TO ADJOURN PUBLIC HEARING TO JANUARY 17, 2013.

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

3. EMERITUS AT POUGHKEEPSIE (WEGMAN COMPANIES)

Correct date of public hearing adjournment, 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.*

RESOLUTION OF NOVEMBER 15, 2012 CORRECTED TO ADJOURN PUBLIC HEARING TO JANUARY 17, 2013.

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

4. MOUNTAIN VIEW ESTATES SUBDIVISION

Preliminary Subdivision Hearing 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.*

PUBLIC HEARING OPENED.

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

PUBLIC HEARING ADJOURNED TO JANUARY 17, 2013.

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

MOTION MADE TO DEFER APPLICATION.

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

5. DR. HOON J. PARK OFFICE ADDITION

Site Plan Hearing for construction of a 712 SF addition to the rear of the existing building. 1772 South Road; Zoned B-H (Highway Business); 0.024 +/- acres; Grid #'s 6158-02-528698; Type II Action; *JEJA, LLC, Owners.*

PUBLIC HEARING OPENED.

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

PUBLIC HEARING ADJOURNED AND APPLICATION DEFERRED TO JANUARY 17, 2013, AT THE APPLICANT'S REQUEST.

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

C) PLAN REVIEWS

1. AMBASSADOR TOWN SQUARE

Preliminary Subdivision & Site Plan Review and SEQR Lead Agency Intent for a proposed re-development project that will create four new buildings along with new parking and utilities; a 4 lot subdivision is proposed as part of the project to create a new parcel for each building; the proposal includes a fast food restaurant, fueling station, with attendant kiosk, a bank/retail building and a five story hotel. 2611-2629 South Road (US Route 9); Zoned B-H (Highway

Business) and WD-2 (Waterfront District 2); 17.45 +/- acres; Grid # 6060-02-950800; Unlisted Action. *R&D Hotel, LLC, Owner.*

LEAD AGENCY INTENT DECLARED FOR COORDINATED 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

2. CANTERBURY PLAZA

Architectural Review of façade modifications. 696 Dutchess Turnpike; Zoned BN (Neighborhood Business); +/- 5.01 acres; Grid #6261-01-304883; Type II Action; *Jean W. Patrick, Owner.*

ARCHITECTURAL REVIEW APPROVAL GRANTED, SUBJECT TO CONDITIONS.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 6-0 (Pat Rose recused himself)

3. FLYNN SUBDIVISION

Time Extension for a proposed three (3) lot subdivision of an existing house lot: Two (2) new lots for single family dwellings would be served by access from a new Town road and by municipal water and sewer services. 2432 New Hackensack Road and Carriage Hill Lane; Zoned R-20,000 (Residence, Single Family); 3.59 +/- acres; Grid #6261-03-180220. Unlisted Action; *Michael Flynn, Owner.*

NINETY (90) DAYS TIME EXTENSION GRANTED FROM JANUARY 15, 2013 FORWARD TO APRIL 15, 2013.

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

4. AT&T FAÇADE IMPROVEMENTS

Architectural Review for improvements to AT&T store façade. 1936 South Road (US Route 9); Zoned B-H (Highway Business); 3.57 +/- acres; Grid #6159-03-394112; Type II Action; *Poughkeepsie Plaza LLC, Owner.*

ARCHITECTURAL REVIEW DEFERRED TO JANUARY 17, 2013.

MOVED: John Weisman

SECONDED: Pat Rose

CARRIED: 7-0

D) OTHER BUSINESS

- 1. TOWN BOARD REFERRAL OF ZONING AMENDMENTS, CHAPTER §210, TO CREATE A WATERFRONT HOUSING OVERLAY DISTRICT. Recommendation to the Town Board** regarding a proposed amendment to create a Waterfront Housing Overlay District.

THE PLANNING BOARD CONVEYED A POSITIVE RECOMMENDATION.

MOVED: John Weisman

SECONDED: Richard Davison

CARRIED: 7-0

- 2. TOWN BOARD REFERRAL OF ZONING AMENDMENTS, CHAPTER §210, REGARDING CONTRACTOR’S YARDS. Recommendation to the Town Board** regarding proposed amendment to permit “contractor yards” as a specially permitted use subject to site plan approval in the O-R (Office Research) District and to related definitions and standards.

THE PLANNING BOARD CONVEYED A POSITIVE RECOMMENDATION.

MOVED: John Weisman

SECONDED: Richard Davison

CARRIED: 7-0

PRESENT: Chairman Weisman Member Davison Member Gorman Member LaPerche Member Lapore (Alt.) Member Rose (Alt.) Member Whitehead	ABSENT: Member Bennett Member Conroy
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MOTION TO TERMINATE MEETING AT 7:30 P.M.

MOVED: Richard Davison

SECONDED: Bob Gorman

CARRIED: 7-0