



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

January 17, 2013
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.*

PUBLIC HEARING ADJOURNED TO APRIL 18, 2013.

MOVED: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 5-0

2. **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 I Action. *Socket Spring Park LLC, Owner.*

PUBLIC HEARING ADJOURNED TO FEBRUARY 21, 2013.

MOVED: Ed LaPerche
SECONDED: Joe Lepore
CARRIED: 5-0

- 3. 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 JUNE 20, 2013.

MOVED: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 5-0

- 4. DR. HOON J. PARK OFFICE ADDITION**
Close Public Hearing and Acknowledge Withdrawal of Application 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 CLOSED.

MOVED: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 5-0

THE PLANNING BOARD ACKNOWLEDGED WITHDRAWAL OF THE SITE PLAN APPLICATION AND DIMISSED THE APPLICATION.

MOVED: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 5-0

- 5. EMERITUS AT POUGHKEEPSIE (WEGMAN COMPANIES)**
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: Ed LaPerche
SECONDED: Joe Lepore
CARRIED: 5-0

PUBLIC HEARING CLOSED.

MOVED: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 5-0

CONDITIONAL SITE PLAN APPROVAL GRANTED.

MOVED: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 5-0

6. MOUNTAIN VIEW ESTATES SUBDIVISION

Preliminary Subdivision and Aquatic Resource Permit 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: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 5-0

PUBLIC HEARING CLOSED.

MOVED: Ed LaPerche
SECONDED: Joe Lepore
CARRIED: 5-0

SEQRA NEGATIVE DECLARATION ADOPTED.

MOVED: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 5-0

PRELIMINARY (MAJOR) SUBDIVISION APPROVAL GRANTED.

MOVED: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 5-0

FINAL (MAJOR) SUBDIVISION PUBLIC HEARING WAIVED; FINAL (MAJOR) SUBDIVISION AND AQUATIC RESOURCE PERMIT APPROVALS GRANTED.

MOVED: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 5-0

B) SUSPEND RULES FOR PUBLIC COMMENT

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

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 5-0

THE PLANNING BOARD RESUMED THE RULES.

MOVED: Ed LaPerche
SECONDED: Joe Lepore
CARRIED: 5-0

C) PLAN REVIEWS

1. 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*

PUBLIC HEARING ON SUBDIVISION AND SITE PLAN APPLICATION SCHEDULED FOR FEBRUARY 21, 2013.

MOVED: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 5-0

2. 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.*

MOTION TO ACCEPT ARCHITECTURAL REVIEW FAILED.

MOVED: Richard Davison
SECONDED: Joe Lepore
MOTION FAILED: 3-2
VOTE RESULTS: Richard Davison Yea
Peter Fanelli Nay
Ed LaPerche Nay
Joe Lepore Yea
Carl Whitehead Nay

3. RIVERSIDE BANK – RED OAKS MILL

Site Plan Review to relocate a branch bank location including a drive-up teller window and night depository. 2064 New Hackensack Road; Zoned ROMNSC (Red Oaks Mill Neighborhood Services Center; 0.79 +/- acres; Grid # 6260-04-536358; Unlisted Action; 2064 Pk LLC, Owner.

THIS PROJECT DESIGNATED A TYPE II ACTION AND IS NOT SUBJECT TO SEQRA REVIEW PURSUANT TO 6 NYCRR 617.5(C)(7) OF THE SEQRA REGULATIONS.

MOVED: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 5-0

A MOTION WAS MADE TO WAIVE SITE PLAN HEARING.

MOVED: Ed LaPerche
SECONDED: Joe Lepore
CARRIED: 5-0

CONDITIONAL SITE PLAN APPROVAL GRANTED.

MOVED: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 5-0

MOTION MADE TO SEND POSITIVE RECOMMENDATION TO ZONING BOARD OF APPEALS TO GRANT ZONING VARIANCE.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 5-0

4. POUGHKEEPSIE ELKS LODGE OUTDOOR PAVILION

Discussion of adding an outdoor pavilion. 29 Overocker Road; Zoned Residential Single Family (R-20); +/- 3.5 acres; Grid #6261-01-188744; *Benevolent & Protective Order of Elks, Owner.*

PROJECT DETERMINED TO BE A TYPE II ACTION AND IS NOT SUBJECT TO SEQRA REVIEW PURSUANT TO 6 NYCRR 617.5(C)(7) OF THE SEQRA REGULATIONS.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 5-0

A MOTION WAS MADE TO WAIVE SITE PLAN HEARING.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 5-0

CONDITIONAL SITE PLAN APPROVAL GRANTED.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 5-0

5. STRATFORD FARMS WATER BOOSTER STATION

Time extension for a site plan for a 293 sq.ft. single story water pressure booster station. Lot 11, Stratford Drive; Zoned R- 4A (Residential, Single-Family 4 acre); 1.896 +/- acres; Grid #6363-03-223070. *ABD Stratford, LLC, owners.*

TIME EXTENSION OF SITE PLAN APPROVAL GRANTED FOR TWELVE (12) MONTHS FROM FEBRUARY 15, 2013 TO FEBRUARY 15, 2014.

MOVED: Carl Whitehead
SECONDED: Ed LaPerche
CARRIED: 5-0

6. POST ROAD PLAZA FAÇADE MODIFICATION

Architectural Review for façade modifications. 2566 South Road; Zoned B-SC (Shopping Center); 12.45 +/- acres. Grid # 6160-01-075610; Type II Action; *Post Road Development Equity, LLC., Owner.*

ARCHITECTURAL REVIEW APPROVAL GRANTED.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 4-0 (Joe Lepore recused himself)

D) OTHER BUSINESS

- 1. TOWN BOARD REFERRAL OF ZONING AMENDMENTS, CHAPTER §210-90, TO AMEND MOTOR VEHICLE SERVICE FACILITY REGULATIONS. Recommendation to the Town Board** regarding a proposed zoning amendment.

THE PLANNING BOARD SUSPENDED THE RULES TO ALLOW PUBLIC COMMENT ON THIS AGENDA ITEM.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 5-0

THE PLANNING BOARD RESUMED THE RULES.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 5-0

POSITIVE RECOMMENDATION CONVEYED TO THE TOWN BOARD AND RECOMMENDATION FOR FURTHER STUDY OF SEPARATION DISTANCES FOR SAFETY PURPOSES AND OF SEPARATION BETWEEN MOTOR VEHICLE SERVICE FACILITIES.

MOVED: Ed LaPerche
SECONDED: Peter Fanelli
CARRIED: 5-0

- 2. TOWN BOARD REFERRAL OF ZONING AMENDMENTS, CHAPTER §210, TO ADD CHAPTER §210-21, “PLANNED RESIDENTIAL OVERLAY DISTRICT. Recommendation to the Town Board** regarding a proposed amendment to create a new “Planned Residential Overlay District”.

PLANNING BOARD TOOK NO ACTION ECAUSE IT WAS TABLED BY THE TOWN BOARD ON JANUARY 16, 2013.

- 3. AMENDMENT TO ZONING AND SUBDIVISION LAWS, CHAPTERS 210 AND 177. Recommendation from the Planning Board to the Town Board** to amend the prohibition on flag lots in §210-13 and §177-8 to apply to residential flag lots.

THE PLANNING BOARD RECOMMENDED THAT THE TOWN BOARD MODIFY THE REGULATIONS ACCORDING TO THE PLANNING BOARD’S PROPOSED AMENDMENTS.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 5-0

MOTION TO TERMINATE MEETING AT 9:25 P.M.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 5-0

PRESENT:	ABSENT:
	Chairman Weisman
	Member Bennett
Member Davison	
Member Fanelli (alt)	
Member LaPerche	
Member Lapore	
	Member Rose (alt)
Member Whitehead	