



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

February 21, 2013
6:30 PM

DECISION AGENDA

A) **PUBLIC HEARINGS**

1. **SOUTH HILLS LAND LLC, SUBDIVISION**

Preliminary Subdivision Hearing for a 20-lot clustered subdivision. 237 NYS Route 9D; Zoned R-20 (Residence Single Family, 20,000 S.F.) and SHC (South Hills Center); 23.26 +/- acres; Grid #6158-01-290785 Unlisted Action; *South Hills Land, LLC, owner.*

PUBLIC HEARING OPENED.

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

PUBLIC HEARING CLOSED.

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

SEQRA NEGATIVE DECLARATION ADOPTED.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 6-1 (LaPerche voted Nay)

PRELIMINARY CONDITIONAL (MAJOR) SUBDIVISION APPROVAL GRANTED.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 6-1 (LaPerche voted nay)

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 OPENED.

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

PUBLIC HEARING ADJOURNED TO APRIL 18, 2013.

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

SEQRA NEGATIVE DECLARATION ADOPTED.

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

SITE PLAN APPROVAL DEFERRED.

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

3. STRATFORD FARMS TOWNHOMES

Preliminary Subdivision and Site Plan Hearing 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 OPENED.

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

PUBLIC HEARING CLOSED.

MOVED: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 7-0

PRELIMINARY CONDITIONAL (MAJOR) SUBDIVISION AND SITE PLAN APPROVAL GRANTED.

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

PUBLIC HEARING FOR FINAL (MAJOR) SUBDIVISION APPROVAL WAIVED; FINAL CONDITIONAL (MAJOR) SUBDIVISION AND SITE PLAN APPROVAL GRANTED.

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

THE PLANNING BOARD RESUMED THE RULES.

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

C) PLAN REVIEWS

1. 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 APPROVAL GRANTED WITH SAMPLES AND RENDERINGS AS PRESENTED AND CHANGE IN LETTERING REQUESTED.

MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 6-1 (LaPerche voted nay)

D) OTHER BUSINESS

1. THE O'NEILL GROUP-DUTTON, LLC

Presentation and discussion of proposed waterfront development. One Dutchess Avenue. Zoned I-H (Heavy Industrial). The proposed action involves the rezoning of 3.80 acres in the Town of Poughkeepsie (3.22 acres of which are owned by the Applicant and 0.58 acres of which are owned by the State of New York) to establish a Waterfront Housing Overlay District (WHOD) on the subject parcels to allow development of a ±84 unit townhouse development. Project is part of a mixed use development consisting of 198 apartment units, 102 townhouse units, and ±12,400 square feet of commercial space on ±10.52 acres located in the City of Poughkeepsie. Project includes development of a public park on the waterfront property owned by the State of New York. Town Grid # 6062-02-763508. Type I Action. City of Poughkeepsie Common Council is Lead Agency. Final EIS on file.

NO ACTION TAKEN; DISCUSSION ONLY.

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

MOTION TO TERMINATE MEETING AT 8:39 P.M.

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