



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

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NOTICE OF PLANNING BOARD

REGULAR MEETING

June 20, 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.* **TO BE ADJOURNED**

PUBLIC HEARING ADJOURNED TO JULY 18, 2013.

MOVED: John Weisman
SECONDED: Marvin Bennett
CARRIED: 6-0

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 OCTOBER 17, 2013.

MOVED: John Weisman
SECONDED: Marvin Bennett
CARRIED: 6-0

3. HD SUPPLY WATERWORKS, LTD.

Site Plan Public Hearing for proposed site modifications and use as a wholesale supply company and storage yard for water, sewer, stormwater and fire protection products. 650 Sheafe Road; Zoned Office Research (O-R); 7.27 ± acres; Grid # 6159-01-315505; Unlisted Action; *River Terminal Services, LLC, Owner.*

SEQR DETERMINED TO BE INCOMPLETE AND ACTION DEFERRED.

MOVED: John Weisman
SECONDED: Carl Whitehead
CARRIED: 6-0

4. DUNKIN DONUTS – 764 MAIN STREET PARKING ADDITION

Site Plan Public Hearing to transform adjacent lots into overflow parking for an existing Dunkin Donuts. 764 Main Street; Zoned ATC (Arlington Town Center); +/- 0.61 acres; Grid #s 6161-07-732822, 729823, 724824, 721825, 717826; Unlisted Action; *CRE Poughkeepsie, LLC, Owner.*

PUBLIC HEARING OPENED.

MOVED: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 6-0

PUBLIC HEARING CLOSED.

MOVED: Ed LaPerche
SECONDED: Marvin Bennett
CARRIED: 6-0

PROJECT DETERMINED TO BE UNLISTED ACTION AND BOARD WILL CONDUCT AN UNCOORDINATED REVIEW.

MOVED: John Weisman
SECONDED: Carl Whitehead
CARRIED: 6-0

SEQRA NEGATIVE DECLARATION ADOPTED.

MOVED: John Weisman
SECONDED: Carl Whitehead
CARRIED: 6-0

CONDITIONAL SITE PLAN APPROVAL GRANTED.

MOVED: John Weisman
SECONDED: Ed LaPerche

CARRIED: 6-0

B) SUSPEND RULES FOR PUBLIC COMMENT

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

MOVED: John Weisman

SECONDED: Ed LaPerche

CARRIED: 6-0

THE PLANNING BOARD RESUMED THE RULES.

MOVED: John Weisman

SECONDED: Ed LaPerche

CARRIED: 6-0

C) PLAN REVIEWS

1. CENTRAL HUDSON SC & KB TRANSMISSION LINE PROJECT

Site Plan, Aquatic Resource Permit and Waterfront Consistency Review for proposed modification of a ± 1.8 mile segment of existing double-circuit transmission line by separating them into two single circuit configurations. 10 Sand Dock Road and 461 Sheafe Road; Zoned Q (Quarry), I-H (Heavy Industry) and WD-2 (Waterfront District 2); 56 +/- acres; Grid #6059-02-775610 & 04-800100 and 6060-04-731023; Type I Action; *Tilcon Minerals Inc. and Dutchess County Resource Recovery Agency, Owners.*

PLANNING BOARD DETERMINED IT IS THE SEQRA LEAD AGENCY FOR THIS PROJECT AS A TYPE I ACTION.

MOVED: John Weisman

SECONDED: Marvin Bennett

CARRIED: 6-0

SITE PLAN PUBLIC HEARING AND AQUATIC RESOURCE PERMIT PUBLIC HEARING WAIVED.

MOVED: John Weisman

SECONDED: Marvin Bennett

CARRIED: 6-0

SEQRA NEGATIVE DECLARATION ADOPTED.

MOVED: John Weisman

SECONDED: Carl Whitehead

CARRIED: 6-0

***PROJECT DETERMINED TO BE CONSISTENT WITH THE TOWN OF
POUGHKEEPSIE'S APPROVED LOCAL WATERFRONT REVITALIZATION
PROGRAM.***

MOVED: John Weisman
SECONDED: Peter Fanelli
CARRIED: 6-0

***CONDITIONAL SITE PLAN APPROVAL AND CONDITIONAL AQUATIC RESOURCE
PERMIT APPROVALS GRANTED AND AQUATIC RESOURCE PERMIT
PERFORMANCE BOND WAIVED.***

MOVED: John Weisman
SECONDED: Joseph Lepore
CARRIED: 6-0

2. REDL/GABLES PHASE III – LOT 231A AMENDMENT

Reaffirm Lead Agency Intent, Amended Site Plan and Aquatic Resource Permit Review to add one additional mobile home lot to The Gables Phase III, to be known as Lot #231A; 295-381 Salt Point Turnpike and 237-381 Salt Point Turnpike; Zoned R-MH (Residence Mobile Home); +/- 13.41 acres and +/-87.01 acres; Grid #6262-03-107109 and 6262-01-054988; Unlisted Action; *Herb Redl, LLC, Owner.*

NO ACTION TAKEN; REMOVED FROM AGENDA AT APPLICANT'S REQUEST.

3. FRIENDLY FORD

Architectural Review for re-cladding of building exterior and interior office reconfiguration. 2250 South Road; Zoned Highway Business (B-H); 2.87± acres; Grid # 6159-01-273908; Type II Action; *South Road Facilities, LLC, Owner.*

ARCHITECTURAL REVIEW APPROVAL GRANTED.

MOVED: John Weisman
SECONDED: Marvin Bennett
CARRIED: 6-0

4. FAIRVIEW BLOCK MOTOR VEHICLE SERVICE FACILITY

Discussion of a proposed motor vehicle repair facility in an existing building on the Fairview Block/Superior Walls site. 68 Violet Avenue (10-30 Superior Way); Zoned I-H Heavy Industrial; +/- 12.68 acres; Grid #6162-02-560645; *Fairview Block Inc., Owner.*

ACTION TABLED; NO APPLICANT REPRESENTATIVE WAS PRESENT.

5. MOUNTAIN VIEW ESTATES SUBDIVISION

Time Extension regarding a proposed eight (8) lot subdivision. Bedell Road; Zoned R-4A (Residence, Single Family, 4 acre); 64.06 +/- acres; Grid #'s 6262-01-130823 & 195769; SEQR Negative Declaration on file; *Mountain View Realty, LLC, Owner.*

TIME EXTENSION GRANTED FROM JULY 16, 2013 FORWARD TO JANUARY 13, 2014.

MOVED: John Weisman
SECONDED: Ed LaPerche
CARRIED: 6-0

6. FAIRVIEW COMMONS (PAGE)

Time Extension for an approved land contour permit to remove and crush concrete debris buried on site. 66 Fulton Street; Zoned B-N (Neighborhood Business); 13.895 +/- acres; Grid #'s 6262-05-151832, 157808, 161788, 151756, 130806; SEQR Negative Declaration on file; *Page Park Associates, Owner.*

TIME EXTENSION GRANTED FROM JULY 17, 2013 FORWARD TO OCTOBER 31, 2013, SUBJECT TO CONDITIONS.

MOVED: John Weisman
SECONDED: Marvin Bennett
CARRIED: 6-0

D) OTHER BUSINESS

1. TOWN BOARD REFERRAL OF AMENDMENTS TO ZONING, CHAPTER §210-60 "BUSINESS PARKS" AND §210-97, "RECREATION, INDOOR"

Recommendation to the Town Board regarding proposed zoning amendments to add "Indoor Recreation" to permitted uses in a Business Park and to revise supplementary regulations for "Indoor Recreation."

POSITIVE RECOMMENDATION MADE TO THE TOWN BOARD.

MOVED: John Weisman
SECONDED: Marvin Bennett
CARRIED: 6-0

2. **TOWN BOARD REFERRAL OF AMENDMENT TO ZONING, CHAPTER §210-16(E) AND §210-17(E), R-20,000 DISTRICT AND R-M DISTRICT, AREA AND BULK REGULATIONS. Recommendation to the Town Board** regarding proposed zoning amendments to R-20,000 and R-M District area and bulk regulations.

NEGATIVE RECOMMENDATION MADE TO THE TOWN BOARD.

MOVED: John Weisman

SECONDED: Peter Fanelli

CARRIED: 4-1-1 (M. Bennett voted nay; E. LaPerche abstained)

3. **TOWN BOARD REFERRAL OF AMENDMENT TO SUBDIVISION LAW §177-15, MAXIMUM DENSITY CALCULATION. Recommendation to the Town Board** regarding a proposed Subdivision Law amendment.

POSITIVE RECOMMENDATION MADE TO THE TOWN BOARD.

MOVED: John Weisman

SECONDED: Peter Fanelli

CARRIED: 6-0

MOTION TO TERMINATE MEETING AT 8:15 P.M.

MOVED: Ed LaPerche

SECONDED: Marvin Bennett

CARRIED: 6-0

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