



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

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### NOTICE OF PLANNING BOARD

## **REGULAR MEETING**

July 18, 2013  
6:30 PM

## **DECISION AGENDA**

### A) **PUBLIC HEARINGS**

#### 1. **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.*

**PUBLIC HEARING OPENED.**

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

**PUBLIC HEARING CLOSED.**

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

**MOTION MADE TO DETERMINE THAT PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT AS SET FORTH IN THE NEGATIVE DECLARATION DATED JULY 18, 2013.**

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

***CONDITIONAL SITE PLAN APPROVAL GRANTED.***

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

***ARCHITECTURAL REVIEW APPROVAL GRANTED.***

**MOVED: Richard Davison**  
**SECONDED: Edwin LaPerche**  
**CARRIED: 7-0**

**2. LAKEVIEW PLAZA**

**Site Plan Hearing and Discussion** 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: Marvin Bennett**  
**SECONDED: Carl Whitehead**  
**CARRIED: 7-0**

***PUBLIC HEARING ADJOURNED TO SEPTEMBER 19, 2013.***

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

**C) *PLAN REVIEWS***

**1. *BMW OF THE HUDSON VALLEY***

**Site Plan and Lot Line Revision Review** for proposed site re-development to create four new buildings, modify and renovate portions of two existing buildings, make other site improvements, and reconfigure three lots into two lots. 2052, 2064 & 2068 South Road; Zoned Highway Business (B-H); 10.28 ± acres; Grid #s 6159-03-445442, 418429 and 437403; Unlisted Action; *Omega Real Estate Holdings, LLC and Highway Displays, Inc., Owners.*

***APPLICATION DETERMINED TO BE INCOMPLETE FOR SEQR AND ACTION DEFERRED.***

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

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

**Architectural Review** 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. SEQRA Negative Declaration adopted February 21, 2013. *Socker Spring Park LLC, Owner.*

***ARCHITECTURAL REVIEW APPROVAL GRANTED, WITH SAMPLES AND RENDERINGS AS PRESENTED.***

**MOVED: Richard Davison**  
**SECONDED: Edwin LaPerche**  
**CARRIED: 7-0**

**3. *MARIST COLLEGE ROTUNDA RECLADDING***

**Architectural Review** for recladding the rotunda and adjacent portions of the mid-rise to match the Music Building and Hancock Center, as an additional phase to the Student Center Renovation and Music Building project. 3399 North Road; Zoned I-N (Institutional) and WD-1 (Waterfront Overlay); 2,200 square foot disturbance on 43.93 +/- acres; Grid #6062-02-884713. SEQRA Negative Declaration for a Type I action adopted May 17, 2013; *Marist College, Owner.*

***REAFFIRMED NEGATIVE DECLARATION FOR A TYPE I ACTION DATED MAY 17, 2012.***

**MOVED:** Edwin LaPerche  
**SECONDED:** Carl Whitehead  
**CARRIED:** 6-0 (J. Lepore recused)

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

**MOVED:** Edwin LaPerche  
**SECONDED:** Marvin Bennett  
**CARRIED:** 6-0 (J. Lepore recused)

***ARCHITECTURAL REVIEW APPROVAL GRANTED, WITH SAMPLES AND  
RENDERINGS AS PRESENTED.***

**MOVED:** Edwin LaPerche  
**SECONDED:** Marvin Bennett  
**CARRIED:** 6-0 (J. Lepore recused)

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

**Time Extension** 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; SEQRA Negative Declaration adopted February 21, 2013; *South Hills Land, LLC, Owner.*

***TIME EXTENSION OF PRELIMINARY CONDITIONAL SUBDIVISION APPROVAL  
GRANTED FROM AUGUST 20, 2013 FORWARD TO FEBRUARY 24, 2014.***

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

**5. SPRINGSIDE NEIGHBORHOOD DEVELOPMENT**

**Presentation and Discussion** of Springside Neighborhood Development. 45 Springside Avenue and 25 Van Wagner Road; Zoned R-20 (Residence Single Family) and B-H (Business-Highway); 4.77 +/- acres; Grid # 6161-08-809927, 821910 and 838906; *Built Parcel 4, LLC and Built Parcel 3, LLC, Owners.*

***THE PLANNING BOARD HEARD A PRESENTATION AND DISCUSSED THE  
PROJECT. (SEE ALSO AGENDA ITEM D.1.)***

**D) OTHER BUSINESS**

- 1. TOWN BOARD REFERRAL OF AN APPLICATION FOR AMENDMENTS TO THE ZONING MAP, §210-11, FOR SPRINGSIDE NEIGHBORHOOD DEVELOPMENT**  
**Recommendation to the Town Board and Planning Board to Declare Lead Agency Intent** regarding proposed zoning map amendments for 25 Van Wagner Road and 45 Springside Avenue, respectively from Highway Business (B-H) District and from Residence Single Family 20,000 Square Feet (R-20,000) District to Arlington Town Center (ATC) District; and subsequent site plan and lot line revision approvals for an action known as Springside Neighborhood Development.

**LEAD AGENCY INTENT DECLARED FOR REVIEW OF AN UNLISTED ACTION.**

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

**MOTION TO TERMINATE MEETING AT 8:45 P.M.**

**MOVED: Richard Davison**  
**SECONDED: Joseph Lepore**  
**CARRIED: 7-0**

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