



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

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

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