



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

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NOTICE OF PLANNING BOARD

REGULAR MEETING

September 19, 2013
6:30 PM

DECISION AGENDA

A) **PUBLIC HEARINGS**

1. **SPRINGSIDE NEIGHBORHOOD DEVELOPMENT**

SEQRA Review, Rezoning Recommendation to the Town Board and Public Hearing for proposed rezoning and mixed use development. 45, 48, 52 and 54 Springside Avenue and 25 Van Wagner Road; Zoned R-20 (Residence Single Family 20,000 Square Feet) and B-H (Highway Business); 4.77 ± acres; Grid #s 6161-08-809927, 821910 and 838906; Unlisted Action; *Built Parcel 4, LLC and Built Parcel 3, LLC, Owners.*

PUBLIC HEARING OPENED.

MOVED: Marvin Bennett
SECONDED: Carl Whitehead
CARRIED: 5-0

PUBLIC HEARING ADJOURNED TO OCTOBER 17, 2013.

MOVED: Marvin Bennett
SECONDED: Joe Lepore
CARRIED: 5-0

SEQRA INCOMPLETE AND ACTION DEFERRED.

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

2. **LAKEVIEW SELF STORAGE (formerly LAKEVIEW PLAZA)**
Site Plan Hearing and Lead Agency Intent for an Amended Site Plan for a proposed self-storage facility in four buildings, total 16,640 square feet, to be constructed in 3 phases, and retention of an existing residence. 14 & 16 Creek Road; Zoned I-H (Heavy Industry) District with a Business Park designation; 1.8 ± acres; Grid #'s 6162-02-649538 & 6162-02-666530; Unlisted Action; *Grace Zarilli, Trustee and Scott Bryant, Owners.*

LEAD AGENCY INTENT DECLARED.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 5-0

PUBLIC HEARING CLOSED ON THE LAKEVIEW PLAZA SITE PLAN.

MOVED: Joe Lepore
SECONDED: Marvin Bennett
CARRIED: 5-0

PUBLIC HEARING OPENED ON THE LAKEVIEW SELF STORAGE SITE PLAN.

MOVED: Carl Whitehead
SECONDED: Joe Lepore
CARRIED: 5-0

PUBLIC HEARING ADJOURNED TO NOVEMBER 21, 2013.

MOVED: Marvin Bennett
SECONDED: Joe Lepore
CARRIED: 5-0

ACTION DEFERRED PENDING ESTABLISHMENT OF LEAD AGENCY AND APPLICANT DIRECTED TO RESPOND TO COMMENTS.

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

THE PLANNING BOARD RESUMED THE RULES.

MOVED: Joe Lepore
SECONDED: Marvin Bennett
CARRIED: 5-0

C) PLAN REVIEWS

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

Amended Site Plan 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.*

LEAD AGENCY STATUS REAFFIRMED FOR AN UNLISTED ACTION.

MOVED: Marvin Bennett
SECONDED: Carl Whitehead
CARRIED: 4-0 (J. Lepore recused)

SITE PLAN PUBLIC HEARING WAIVED.

MOVED: Marvin Bennett
SECONDED: Carl Whitehead
CARRIED: 4-0 (J. Lepore recused)

SEQRA NEGATIVE DECLARATION ADOPTED.

MOVED: Marvin Bennett
SECONDED: Carl Whitehead
CARRIED: 4-0 (J. Lepore recused)

CONDITIONAL SITE PLAN APPROVAL GRANTED.

MOVED: Marvin Bennett
SECONDED: Carl Whitehead
CARRIED: 4-0 (J. Lepore recused)

2. NEPTUNE COMMERCE CENTER – FORMER IBM 982 BUILDING

Architectural Review for proposed façade design for Building C on the site plan. 2265 and 2277 South Road & 2 Neptune Road; Zoned B-H (Highway Business) and O-R (Office Research) with a Business Park designation; 8.82 ± acres; Grid #'s 6159-01-187926, 154907 and 216927; Type II Action; *Neptune Capital Investors LLC, Owner.*

ARCHITECTURAL REVIEW APPROVAL GRANTED.

MOVED: Marvin Bennett
SECONDED: Carl Whitehead
CARRIED: 5-0

3. TESONE/HOFFMAN LOT LINE REVISION

Lot Line Revision Review pursuant to a Court Stipulation of Settlement between two property owners to convey 800± square feet of land. 1 and 3 Ludlow Drive; Zoned R- 20 (Residence Single Family 20,000 Square Feet); 0.686 ± acres; Grid #s 6160-03-337380 and 339392; Type II Action; *John and Elizabeth Tesone and Deborah Hoffman, Owners.*

PROJECT DETERMINED TO BE AN UNLISTED ACTION FOR AN UNCOORDINATED SEQRA REVIEW, AND SEQRA NEGATIVE DECLARATION ADOPTED.

MOVED: Marvin Bennett
SECONDED: Carl Whitehead
CARRIED: 5-0

CONDITIONAL LOT LINE REVISION APPROVAL GRANTED AND A SIXTY (60) DAY TIME EXTENSION GRANTED FROM NOVEMBER 18, 2013 FORWARD TO JANUARY 17, 2014.

MOVED: Marvin Bennett
SECONDED: Carl Whitehead

MOTION MADE TO AMEND PREVIOUS APPROVAL CONDITIONS TO CORRECT ITEM #8 TO MATCH THE APPROVAL DATES.

MOVED: Marvin Bennett
SECONDED: Carl Whitehead
CARRIED: 5-0

4. PAGANO LOT LINE REVISION

Lot Line Revision Review for a proposed revision of existing common boundary between two lots. 35 and 37 Strawberry Hill Lane; Zoned R-20 (Residence Single Family 20,000 Square Feet) and WD1 (Waterfront District 1); 1.124 ± acres; Grid #s 6159-03-186132 and 171135; Unlisted Action; *Carmine Pagano, Owner.*

APPLICATION DETERMINED TO BE AN UNLISTED ACTION FOR AN UNCOORDINATED SEQRA REVIEW, AND NEGATIVE DECLARATION ADOPTED.

MOVED: Marvin Bennett
SECONDED: Carl Whitehead
CARRIED: 5-0

ACTION DETERMINED TO BE CONSISTENT WITH THE TOWN APPROVED LOCAL WATERFRONT REVITALIZATION PLAN.

MOVED: Marvin Bennett
SECONDED: Carl Whitehead
CARRIED: 5-0

CONDITIONAL LOT LINE REVISION APPROVAL GRANTED AND A SIXTY (60) DAY TIME EXTENSION GRANTED FROM NOVEMBER 18, 2013 FORWARD TO JANUARY 17, 2014.

MOVED: Marvin Bennett
SECONDED: Carl Whitehead
CARRIED: 5-0

5. FIELD COURT REALTY LOT LINE REVISION

Lot Line Revision Review for proposed conveyance of 0.38 ± acres of land from Lot No. 10 to Lot No. 9. 7 Kingwood Lane and 97-105 Kingwood Park; Zoned R-20 (Residence Single Family 20,000 Square Feet); 4.41 ± acres; Grid #s 6160-03-287275 and 266270; Unlisted Action; *Field Court Realty, Owner.*

APPLICATION DETERMINED TO BE AN UNLISTED ACTION FOR AN UNCOORDINATED SEQRA REVIEW, AND NEGATIVE DECLARATION ADOPTED.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 4-0 (J. Lepore recused)

CONDITIONAL LOT LINE REVISION APPROVAL GRANTED AND A SIXTY (60) DAY TIME EXTENSION GRANTED FROM NOVEMBER 18, 2013 FORWARD TO JANUARY 17, 2014.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 4-0 (J. Lepore recused)

D) OTHER BUSINESS

1. PARK AT INWOOD LAKE

Recommendation to the Town Board regarding a bond reduction request for a previously approved subdivision. 67-69 East Cedar Street; Zoned R-20 (Residential Single Family 20,000 Square Feet); 15 ± acres; Grid # 6162-06-379798; *Inwood Lake LLC, Owner.*

POSITIVE RECOMMENDATION CONVEYED TO THE TOWN BOARD TO REDUCE THE PERFORMANCE BOND.

MOVED: Marvin Bennett
SECONDED: Carl Whitehead
CARRIED: 4-0 (J. Lepore left the room)

2. TOWN BOARD REFERRAL OF AMENDMENT TO ZONING §210-21, PLANNED RESIDENTIAL OVERLAY DISTRICT.

Recommendation to the Town Board regarding a proposed zoning amendment to create a Planned Residential Overlay District (PROD).

NO ACTION TAKEN DUE TO TOWN BOARD ACTION ON THE AMENDMENT ON SEPTEMBER 18, 2013.

3. FAIRVIEW BLOCK MOTOR VEHICLE SERVICE FACILITY

Notice of Incomplete Application, regarding 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.*

APPLICANT NOTIFIED OF INCOMPLETE APPLICATION, SUBMITTAL DEADLINE, AND ACTION TO BE CONSIDERED AT OCTOBER 17, 2013 PLANNING BOARD MEETING.

MOVED: Carl Whitehead
SECONDED: Marvin Bennett
CARRIED: 5-0

4. DUTCHESS GOLF & COUNTRY CLUB

Discussion regarding an amended site plan to replace fencing. 2628 South Road; Zoned R-20 (Residential Single Family 20,000 Square Feet); ±140 acres; Grid # 6160-01-235760; Dutchess Golf Club LLC, Owner.

DISCUSSION, AND PLANNING DEPARTMENT STAFF AUTHORIZED TO CONDUCT AN ADMINISTRATIVE REVIEW OF THIS SITE PLAN AMENDMENT.

MOTION TO TERMINATE MEETING AT 9:00 P.M.

MOVED: Marvin Bennett
SECONDED: Carl Whitehead
CARRIED: 5-0

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