



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

845-485-3657 Phone  
845-486-7885 Fax

### NOTICE OF PLANNING BOARD

## REGULAR MEETING

November 21, 2013  
6:30 PM

## DECISION AGENDA

### A) PUBLIC HEARINGS

#### 1. LAKEVIEW MAXI- STORAGE

**Site Plan Hearing 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.*

#### **PUBLIC HEARING OPENED.**

**MOVED:** Richard Davison  
**SECONDED:** Ed LaPerche  
**CARRIED:** 6-0

#### **PUBLIC HEARING CLOSED.**

**MOVED:** Richard Davison  
**SECONDED:** Ed LaPerche  
**CARRIED:** 6-0

#### **NEGATIVE DECLARATION DATED FOR AN UNLISTED ACTION ADOPTED.**

**MOVED:** Richard Davison  
**SECONDED:** Carl Whitehead  
**CARRIED:** 6-0

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

**MOVED:** Richard Davison  
**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: Richard Davison**  
**CARRIED: 6-0**

**THE PLANNING BOARD RESUMED THE RULES.**

**MOVED: John Weisman**  
**SECONDED: Richard Davison**  
**CARRIED: 6-0**

**C) PLAN REVIEWS**

**1. BMW OF THE HUDSON VALLEY**

**Discussion** of proposed architecture only, for a proposed site plan to replace a 2-story motor vehicle sales office building with a smaller 1-story building. 2068 South Road; Zoned Highway Business (B-H); 6.136 ± acres; Grid # 6159-03-445442; Unlisted action; *Omega Real Estate Holdings, LLC and Highway Displays, Inc., Owners.*

**NO ACTION TAKEN, DISCUSSION ONLY.**

**2. FAIRVIEW BLOCK MOTOR VEHICLE SERVICE FACILITY**

**Dismissal of 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.*

**SITE PLAN APPLICATION DISMISSED.**

**MOVED: John Weisman**  
**SECONDED: Richard Davison**  
**CARRIED: 6-0**

**D) OTHER BUSINESS**

**1. THE O'NEILL GROUP-DUTTON, LLC**

**Discussion** of a future application for waterfront development relating to a project with a SEQRA review completed by the City of Poughkeepsie. The action in the Town of Poughkeepsie would involve the rezoning of 3.80 acres (3.22 acres owned by the Applicant and 0.58 acre owned by the State of New York), a Waterfront Housing Overlay District (WHOD) designation, and a multi-family development. The approved project portion on ±10.52 acres in the City of Poughkeepsie would be a mixed use development of apartments, townhouse units, commercial space, and a public park on waterfront property owned by the State of New York. One Dutchess Avenue; Town portion Zoned I-H (Heavy Industry); Grid # 6062-02-763508. City of Poughkeepsie Common Council is Lead Agency, Type I Action, Final EIS on file. *O'Neill Group-Dutton LLC, and State of New York, Owners.*

**WITHDRAWN FROM AGENDA BY APPLICANT.**

**2. LUTHERAN CARE NETWORK**

**Discussion** of plans for assisted living, day care and memory care facilities. 965 Dutchess Turnpike; Zoned R-20; ± 30 acres; Grid #6262-04-662385. *Lutheran Care Center at Poughkeepsie, Inc., Owner.*

**NO ACTION TAKEN, DISCUSSION ONLY.**

**3. TOWN BOARD REFERRAL OF AMENDMENTS TO THE ZONING MAP, §210-11, FOR TUCKER DRIVE. Recommendation to the Town Board** regarding proposed zoning map amendments to tax parcel numbers 6262-03-076234, 090168, 105106, 087064, 083035, 90008, 054993, 133004 and 139031 located on Tucker Drive, from Neighborhood Business (B-N) District to Shopping Center (B-SC) District.

**POSITIVE RECOMMENDATION TO THE TOWN BOARD.**

**MOVED:** John Weisman  
**SECONDED:** Richard Davison  
**CARRIED:** 5-1 (P. Fanelli nay)

**4. TOWN BOARD REFERRAL OF AMENDMENTS TO THE ZONING MAP, §210-11, FOR SALT POINT TURNPIKE. Recommendation to the Town Board** regarding a proposed zoning map amendment to tax parcel number 6162-02-814518 located at 100-120 Salt Point Turnpike which is incorrectly zoned, from Multi-Family Residence (R-M) District to Light Industrial (I-L) District.

**POSITIVE RECOMMENDATION TO THE TOWN BOARD.**

**MOVED:** Richard Davison  
**SECONDED:** Ed LaPerche  
**CARRIED:** 6-0

5. **TOWN BOARD REFERRAL OF AMENDMENTS TO ZONING, CHAPTER §210-20 “SENIOR HOUSING OVERLAY DISTRICT (SHOD)”**. **Recommendation to the Town Board** regarding a proposed amendment to the list of permitted accessory uses within a designated Senior Housing Overlay District project, to add “retail business.”

***POSITIVE RECOMMENDATION TO THE TOWN BOARD.***

**MOVED:** Richard Davison  
**SECONDED:** Carl Whitehead  
**CARRIED:** 5-1 (E. LaPerche abstention)

6. **TOWN BOARD REFERRAL OF AMENDMENTS TO ZONING, CHAPTER §210-9, “DEFINITIONS”**. **Recommendation to the Town Board** regarding a proposed zoning amendment to the definition of “Service Business,” to add “theater and performing arts.”

***POSITIVE RECOMMENDATION TO THE TOWN BOARD.***

**MOVED:** Richard Davison  
**SECONDED:** Carl Whitehead  
**CARRIED:** 6-0

***MOTION TO TERMINATE MEETING AT 7:55 P.M.***

**MOVED:** Richard Davison  
**SECONDED:** Carl Whitehead  
**CARRIED:** 6-0

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