



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

December 12, 2013

6:30 PM

DECISION AGENDA

A) PUBLIC HEARINGS

- 1. RIVER POINT RESIDENTIAL & WEST PARK PROFESSIONAL BUILDINGS Site Plan and Aquatic Resource Permit Hearing and Lot Line Review** for a proposed development plan amended to include a single seven-story building containing 85 age-restricted dwelling units, \pm 31,534 square feet (SF) medical office and \pm 13,976 SF retail pharmacy or medical service uses. 2055 South Road and 83 Old Post Road; Zoned O-R (Office Research) with a Senior Housing Overlay District (SHOD) designation; 7.14 +/- acres; Grid #'s 6159-03-375410 and 6159-03-365369; SEQRA Negative Declaration for an Unlisted action on file; WA Route 9 LLC, Owners.

PUBLIC HEARING OPENED.

MOVED: Richard Davison

SECONDED: Ed LaPerche

CARRIED: 6-0

PUBLIC HEARING ADJOURNED TO JANUARY 16, 2014.

MOVED: Richard Davison

SECONDED: Ed LaPerche

CARRIED: 6-0

SEQRA REVIEW FOR AMENDED ACTION RE-OPENED, NOTICE CIRCULATED TO INVOLVED AGENCIES, AND PLANNING BOARD LEAD AGENCY STATUS REAFFIRMED.

MOVED: Richard Davison

SECONDED: Joseph Lepore

CARRIED: 6-0

FURTHER ACTION DEFERRED.

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

THE PLANNING BOARD RESUMED THE RULES.

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

C) *PLAN REVIEWS*

1. *BMW OF THE HUDSON VALLEY*

Site Plan Review 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, Owner.*

PUBLIC HEARING WAIVED.

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

SEQRA NEGATIVE DECLARATION FOR AN UNLISTED ACTION DATED DECEMBER 12, 2013 ADOPTED.

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

CONDITIONAL SITE PLAN APPROVAL GRANTED.

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

ARCHITECTURAL REVIEW APPROVAL GRANTED.

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

2. ALLSPACE SELF STORAGE

Site Plan Review to amend a previously approved site plan to expand the current storage facility by four (4) additional storage unit buildings. 100-120 Salt Point Turnpike; Zoned Light Industry (I-L); 7.07 ± acres; Grid #6162-02-814518; Unlisted Action; *AllSpace Storage, LLC, Owner.*

THIS ITEM WAS REMOVED FROM THE AGENDA.

3. POUGHKEEPSIE PUBLIC LIBRARY DISTRICT BRANCH LIBRARY

Amended Architectural Review for conversion of the former IBM Power Plant building to a new branch library, including renovation, additions and site modifications for parking. 141 Boardman Road; Zoned Institutional (IN); +/- 6.11 acres; Grid #6260-01-119560. Unlisted Action; *Poughkeepsie Public Library District, Owner.*

ARCHITECTURAL REVIEW APPROVAL GRANTED.

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

D) OTHER BUSINESS

1. EMERITUS AT POUGHKEEPSIE (WEGMAN COMPANIES)

Time Extension for a Senior Assisted Living Facility consisting of 66 dwelling units and a 30 bed memory care facility. Spackenkill Road and Boardman Road; Zoned Residence Single-Family 20,000 Square Foot (R-20,000) District; +/- 23.68 acres; Grid #6260-03-049464; SEQRA Negative Declaration and Site Plan Approval on file; *Faith Assembly of God Church, Owner.*

**90-DAY TIME EXTENSION OF CONDITIONAL SITE PLAN APPROVAL GRANTED
FROM JANUARY 17, 2014 FORWARD TO APRIL 17, 2014.**

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

2. MOUNTAIN VIEW ESTATES SUBDIVISION

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

180-DAY TIME EXTENSION OF CONDITIONAL SITE PLAN APPROVAL GRANTED FROM JANUARY 13, 2014 FORWARD TO JULY 11, 2014.

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

3. STRATFORD FARMS WATER BOOSTER STATION

Time extension for an approved site plan for a 293 sq.ft. single story water pressure booster station. Lot 11, Stratford Drive; Zoned R- 4A (Residential, Single-Family 4 acre); 1.896 +/- acres; Grid #6363-03-223070. *ABD Stratford, LLC, owners.*

12 MONTH TIME EXTENSION OF FINAL SITE PLAN APPROVAL GRANTED FROM FEBRUARY 15, 2014 FORWARD TO FEBRUARY 15, 2015.

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

4. POUGHKEEPSIE ELKS LODGE OUTDOOR PAVILION

Time Extension for a conditionally approved site plan to add an outdoor pavilion. 29 Overrocker Road; Zoned Residential Single Family (R-20); +/- 3.5 acres; Grid #6261-01-188744; *Benevolent & Protective Order of Elks, Owner.*

90-DAY TIME EXTENSION OF CONDITIONAL SITE PLAN APPROVAL GRANTED FROM JANUARY 17, 2014 FORWARD TO APRIL 17, 2014.

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

MOTION TO TERMINATE MEETING AT 8:14 P.M.

MOVED: Richard Davison
SECONDED: Joseph Lepore
CARRIED: 6-0

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