



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

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### NOTICE OF PLANNING BOARD

### REGULAR MEETING

March 20, 2014  
6:30 PM

### DECISION AGENDA

#### A) PUBLIC HEARINGS

##### 1. SPRINGSIDE NEIGHBORHOOD DEVELOPMENT

**Site Plan Public Hearing and Lot Line Revision Review** for a proposed mixed use development. 45, 48, 52 and 54 Springside Avenue and 25 Van Wagner Road; Zoned ATC (Arlington Town Center); 4.77 ± acres; Grid #s 6161-08-809927, 821910 and 838906; SEQRA Negative Declaration on file; *Built Parcel 4, LLC and Built Parcel 3, LLC, Owners.*

***THE PLANNING BOARD ADJOURNED THE PUBLIC HEARING TO MAY 15, 2014.***

**MOVED: John Weisman**  
**SECONDED: Richard Davison**  
**CARRIED: 5-0**

##### 2. RIVER POINT RESIDENTIAL & WEST PARK PROFESSIONAL BUILDINGS

**Amended SEQRA Review, Recommendation to Town Board for a SHOD Designation, Site Plan and Aquatic Resource Permit Public Hearing, and Lot Line Revision Review** regarding a proposed development plan amended to include a single seven-story building containing 85 age-restricted dwelling units, ± 31,534 square feet (SF) medical office and ± 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.*

***MOTION TO OPEN PUBLIC HEARING.***

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

***MOTION TO CLOSE PUBLIC HEARING.***

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

***SEQRA DETERMINATION FOR THE AMENDED PROJECT AS AN UNLISTED ACTION AND NEGATIVE DECLARATION DATED MARCH 20, 2014 ADOPTED.***

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

***MOTION MADE DETERMINING THE AMENDED PROJECT WOULD NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT, AND THAT NO ENVIRONMENTAL IMPACT STATEMENT WILL BE REQUIRED FOR THE REASONS SET FORTH IN THE SEQRA NEGATIVE DECLARATION FOR AN UNLISTED ACTION DATED MARCH 20, 2014.***

**MOVED: John Weisman**  
**SECONDED: Richard Davison**  
**CARRIED: 5-0**

***ACTION ON SITE PLAN, AQUATIC RESOURCE PERMIT AND LOT LINE REVISION APPLICATIONS DEFERRED TO MAY 15, 2014 MEETING.***

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

**3. ALLSPACE SELF STORAGE**

**Amended Site Plan Hearing** regarding four (4) additional storage unit buildings proposed to expand the current storage facility of 11 buildings. 100-120 Salt Point Turnpike; Zoned Light Industry (I-L); 7.07 ± acres; Grid #6162-02-814518; Unlisted Action; *AllSpace Storage, LLC*, Owner.

***MOTION TO OPEN PUBLIC HEARING.***

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

***MOTION TO CLOSE PUBLIC HEARING.***

**MOVED: John Weisman**  
**SECONDED: Richard Davison**  
**CARRIED: 5-0**

***MOTION MADE DETERMINING THIS APPLICATION WOULD NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT, AND THAT NO ENVIRONMENTAL IMPACT STATEMENT WILL BE REQUIRED FOR THE REASONS SET FORTH IN THE SEQRA NEGATIVE DECLARATION FOR AN UNLISTED ACTION DATED MARCH 20, 2014.***

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

***MOTION MADE TO GRANT CONDITIONAL SITE PLAN APPROVAL.***

**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: John Weisman  
SECONDED: Richard Davison  
CARRIED: 5-0**

***THE PLANNING BOARD RESUMED THE RULES.***

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

***C) PLAN REVIEWS***

- 1. VASSAR COLLEGE SCIENCE BUILDING AMENDMENT**  
**Amended SEQRA, Site Plan and Aquatic Resource Permit Review** for a project portion behind Sanders Classroom and Sanders Physics Buildings, to modify truck turn around area and add outdoor amenities and stormwater treatment in an expanded project area. 124 Raymond Avenue; Zoned IN (Institutional); 255.89 ± acres; Grid # 6261-03-100450; SEQRA Negative Declaration (Type 1 Action) on file; *Vassar College, Owner.*

***MOTION TO WAIVE SITE PLAN AND AQUATIC RESOURCE PERMIT PUBLIC HEARING.***

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

***MOTION MADE DETERMINING THIS APPLICATION WOULD NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT, AND THAT NO ENVIRONMENTAL IMPACT STATEMENT WILL BE REQUIRED FOR THE REASONS SET FORTH IN THE SEQRA NEGATIVE DECLARATION FOR A TYPE I ACTION DATED MARCH 20, 2014.***

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

***CONDITIONAL AMENDED SITE PLAN AND AQUATIC RESOURCE PERMIT APPROVALS GRANTED, AND PREVIOUS ARCHITECTURAL APPROVAL OF MAY 17, 2012 REAFFIRMED.***

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

**2. FAIRVIEW COMMONS**

**SEQRA Review and Recommendation to the Town Board regarding a proposed Planned Residential Overlay District (PROD) Designation, and subsequent Site Plan and Land Contour Permit review, for construction of a 170 unit apartment complex and 8,500 square feet of support space. 66 Fulton Street; Zoned FC (Fairview Center); ± 13.895 acres; Grid #s 6162-05-151832, 157808, 161788, 151756 and 130806; Unlisted Action; Page Park Associates, Owner.**

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

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

***ACTION DEFERRED PENDING ESTABLISHMENT OF LEAD AGENCY.***

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

**3. O'NEILL/DUTTON – ONE DUTCHESS AVENUE DEVELOPMENT**

**Recommendation to the Town Board regarding a Waterfront Housing Overlay District (WHOD) Designation, and subsequent Site Plan and Waterfront Consistency Review** for a proposed waterfront development in the City and Town of Poughkeepsie consisting of a total 396 residential units (87 in the Town) and 13,800 square feet of retail space (none in the Town) on 14.3 acres (3.8 acres in the Town) plus unspecified 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.*

***REQUEST EXTENSION FROM TOWN BOARD OF THE 62-DAY TIME PERIOD FOR THE PLANNING BOARD TO MAKE A RECOMMENDATION ON THE PROPOSED WATERFRONT HOUSING OVERLAY DISTRICT (WHOD) DESIGNATION TO A 120-DAY TIME PERIOD, FORWARD TO AUGUST 8, 2014.***

**MOVED: Richard Davison**  
**SECONDED: Joe Lepore**  
**CARRIED: 5-0**

***DIRECT STAFF TO PREPARE COMMENTS FOR THE APRIL 17, 2014 PLANNING BOARD MEETING.***

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

**4. MCDONALDS – MAIN STREET**

**Site Plan Review** of proposed site redevelopment of an existing McDonalds restaurant on a property located in the Town and City of Poughkeepsie. 729-733 Main Street; Zoned ATC (Arlington Town Center) in the Town and C-2A (Main Street Commercial) in the City; ±0.328 acre in the Town and ±0.63 acre in the City (total 0.826 +/- acre); Grid # 6161-07-665867 in the Town and # 6161-34-654861 in the City; *McDonald's Real Estate Corp, Owner.*

***MOTION MADE DETERMINING APPLICATION IS INCOMPLETE PENDING COMPLETION OF SEQRA REVIEW BY THE CITY PLANNING BOARD AS LEAD AGENCY, AND DIRECT APPLICANT TO RESPOND TO COMMENTS.***

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

***MOTION MADE TO DIRECT STAFF TO CIRCULATE COMMENTS TO THE CITY OF POUGHKEEPSIE PLANNING BOARD.***

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

**5. JULIET BOOKSTORE RENOVATIONS**

**Site Plan Review** for renovations to the unused Juliet Building for new tenancies by the Vassar College Bookstore and a restaurant, including alterations to the entry area, facades and infrastructure. 60 Raymond Avenue; Zoned ATC (Arlington Town Center); ± 0.44 acres; Grid #6161-12-823675; Type II Action; *College Properties LLC, Owner.*

***MOTION TO DETERMINE PROPOSED ACTIVITY IS A TYPE II ACTION AND IS NOT SUBJECT TO SEQRA REVIEW PURSUANT TO 6 NYCRR 617.5(C)(7) OF THE SEQRA REGULATIONS.***

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

***MOTION TO WAIVE PUBLIC HEARING.***

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

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

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

***ARCHITECTURAL REVIEW APPROVAL GRANTED AS PRESENTED.***

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

**6. MCKEE CONSTRUCTION BUILDING**

**Architectural Review** of modifications to the smaller, northern one of two existing buildings, for a construction business consisting of office space, sales, and storage. 2264 – 2270 South Road; Zoned B-H (Highway Business); 3.36 ± acres; Grid #6159-01-243942; Type II Action. *Town Center Poughkeepsie, LLC, Owner.*

***ARCHITECTURAL REVIEW APPROVAL GRANTED WITH SAMPLES AND ELEVATIONS PRESENTED.***

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

**D) OTHER BUSINESS**

**1. TOWN BOARD REFERRAL OF SALT POINT TOWN CENTER CODE AMENDMENTS, §210-211 AND §210-26**

**Recommendation to the Town Board** regarding proposed relocation of the Salt Point Town Center District on the Zoning Map, and text amendments.

**POSITIVE RECOMMENDATION TO THE TOWN BOARD.**

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

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

**Time Extension** 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.*

**TWO NINETY (90) DAY TIME EXTENSIONS GRANTED FORWARD FROM APRIL 18, 2014 TO OCTOBER 15, 2014.**

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

**MOTION TO TERMINATE MEETING AT 9:46 P.M.**

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

<b>PRESENT:</b> Chairman Weisman	<b>ABSENT:</b>
Member Davison	Member Bennett
Member Fanelli (alt)	Member LaPerche
Member Lepore	
Member Whitehead	