



# 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

May 15, 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.*

**MOTION MADE TO ADJOURN THE PUBLIC HEARING TO JUNE 19, 2014.**

**MOVED:** John Weisman  
**SECONDED:** Richard Davison  
**CARRIED:** 7-0

**MOTION TO AMEND THE ADJOURNMENT DATE TO JULY 17, 2014.**

**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:** John Weisman  
**SECONDED:** Richard Davison  
**CARRIED:** 7-0

**THE PLANNING BOARD RESUMED THE RULES.**

**MOVED:** Richard Davison  
**SECONDED:** Ed LaPerche  
**CARRIED:** 7-0

**C) PLAN REVIEWS**

**1. 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.*

**MOTION MADE TO DETERMINE THE SUBMITTAL TO BE INCOMPLETE FOR SEQRA PENDING FURTHER ELABORATION ON THE PROPOSED DEVELOPMENT AND ITS POTENTIAL EFFECTS.**

**MOVED:** Richard Davison  
**SECONDED:** Carl Whitehead  
**CARRIED:** 7-0

**MOTION MADE TO DEFER ACTION ON A PROD RECOMMENDATION AND ON, SITE PLAN, LAND CONTOUR AND AQUATIC RESOURCE PERMIT APPLICATIONS, SUBJECT TO COMMENTS.**

**MOVED:** Richard Davison  
**SECONDED:** Ed LaPerche  
**CARRIED:** 7-0

**2. HUDSON HERITAGE**

**Discussion** of a concept plan by the new owner. 3532 North Road; Zoned HRDD (Historic Revitalization Development District); ± 156.19 acres; Grid #6163-03-011149;  
*EFG/DRA Heritage LLC, Owner.*

**NO ACTION TAKEN; DISCUSSION ONLY.**

- 3. RIVER POINT RESIDENTIAL & WEST PARK PROFESSIONAL BUILDINGS**  
**Site Plan, 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 DEFER ACTION.***

***MOVED:*** Richard Davison  
***SECONDED:*** Marvin Bennett  
***CARRIED:*** 7-0

- 4. POUGHKEEPSIE PLAZA FAÇADE RENOVATION**  
**Architectural Review** for exterior renovation of the northern plaza building. 2586-2600 South Road; Zoned B-SC (Shopping Center); 0.24 ± acres; Grid # 6160-01-057740; Type II Action; *Poughkeepsie Shopping Center Inc., Owner.*

***MOTION TO GRANT ARCHITECTURAL REVIEW APPROVAL.***

***MOVED:*** Richard Davison  
***SECONDED:*** Carl Whitehead  
***CARRIED:*** 7-0

- 5. CANTERBURY PLAZA/ENTERPRISE CAR RENTAL**  
**Architectural Review** of façade modifications. 696 Dutchess Turnpike; Zoned BN (Neighborhood Business); +/- 5.01 acres; Grid #6261-01-304883; Type II Action; *Jean W. Patrick, Owner.*

***MOTION TO WAIVE SITE PLAN PUBLIC HEARING.***

***MOVED:*** Richard Davison  
***SECONDED:*** Ed LaPerche  
***CARRIED:*** 7-0

***MOTION DECLARING PROJECT AN UNLISTED ACTION AND PLANNING BOARD TO CONDUCT AN UNCOORDINATED REVIEW PURSUANT TO SEQRA §617.6(B)(4).***

***MOVED:*** Richard Davison  
***SECONDED:*** Ed LaPerche  
***CARRIED:*** 7-0

***MOTION TO ADOPT A NEGATIVE DECLARATION DATED MAY 15, 2014.***

***MOVED:*** Richard Davison  
***SECONDED:*** Ed LaPerche  
***CARRIED:*** 7-0

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

***MOVED:*** Richard Davison  
***SECONDED:*** Ed LaPerche  
***CARRIED:*** 7-0

***MOTION TO GRANT ARCHITECTURAL REVIEW APPROVAL.***

***MOVED:*** Richard Davison  
***SECONDED:*** Ed LaPerche  
***CARRIED:*** 7-0

***D) OTHER BUSINESS***

**1. DUNKIN DONUTS – 764 MAIN STREET PARKING ADDITION**

**Time Extension** for an approved site plan to transform adjacent lots into overflow parking for an existing Dunkin Donuts. 764 Main Street; Zoned ATC (Arlington Town Center); +/- 0.61 acres; Grid #s 6161-07-732822, 729823, 724824, 721825, 717826; Unlisted Action; *CRE Poughkeepsie, LLC, Owner.*

***MOTION TO GRANT A TIME EXTENSION OF CONDITIONAL SITE PLAN APPROVAL FROM JUNE 20, 2014 FORWARD TO SEPTEMBER 18, 2014 GRANTED.***

***MOVED:*** Richard Davison  
***SECONDED:*** Marvin Bennett  
***CARRIED:*** 7-0

**2. RED OAKS MILL PLAZA AMENDED SITE PLAN**

**Time Extension** of an approved site plan for proposed improvements to site drainage; access, circulation and parking; landscaping; and trash storage. 43 Vassar Road; Zoned Red Oaks Mill Neighborhood Services Center (ROMNSC); 4.9 ± acres; Grid # 6260-04-550240; Type II Action; *JLRed Oaks Mill Plaza LLC; Owner.*

***MOTION TO GRANT A TIME EXTENSION OF CONDITIONAL SITE PLAN APPROVAL FROM MAY 16, 2014 FORWARD TO JUNE 15, 2014.***

***MOVED:*** Richard Davison  
***SECONDED:*** Ed LaPerche  
***CARRIED:*** 7-0

**3. TOWN BOARD REFERRAL OF AMENDMENT TO THE ZONING MAP, §210-11, FOR 10-14 TUCKER DRIVE**

**Recommendation to the Town Board** regarding a proposed zoning map amendment to tax parcel number 6262-03-162080 located at 10-14 Tucker Drive from Neighborhood Business (B-N) District to Heavy Industrial (I-H) District.

***MOTION TO CONVEY A POSITIVE RECOMMENDATION TO THE TOWN BOARD.***

**MOVED:** Richard Davison  
**SECONDED:** Carl Whitehead  
**CARRIED:** 7-0

**4. TOWN BOARD REFERRAL OF ZONING AMENDMENTS, CHAPTER §210-74 AND §210-9, REGARDING “HOME OCCUPATIONS”**

**Recommendation to the Town Board** regarding proposed amendments to the definition and regulation of “home occupations.”

***MOTION TO CONVEY A POSITIVE RECOMMENDATION TO THE TOWN BOARD.***

**MOVED:** Richard Davison  
**SECONDED:** Ed LaPerche  
**CARRIED:** 7-0

**5. TOWN BOARD REFERRAL OF ZONING AMENDMENT TO CHAPTER §210-128, “SIGNS PERMITTED IN B-SC DISTRICT”**

**Recommendation to the Town Board** regarding a proposed zoning amendment to the regulation of signs in the B-SC District.

***MOTION TO CONVEY A POSITIVE RECOMMENDATION TO THE TOWN BOARD.***

**MOVED:** Richard Davison  
**SECONDED:** Carl Whitehead  
**CARRIED:** 7-0

***MOTION TO TERMINATE MEETING AT 8:55 P.M.***

**MOVED:** Richard Davison  
**SECONDED:** Ed LaPerche  
**CARRIED:** 7-0

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