



# 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

June 19, 2014  
6:30 PM

### DECISION AGENDA

#### A) PUBLIC HEARINGS

1. **FAIRVIEW COMMONS SEQRA Review, Recommendation to the Town Board regarding a Planned Residential Overlay District (PROD) Designation, Site Plan and Land Contour Permit Public Hearing**, 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 # 6162-05-161788; Unlisted Action; *Page Park Associates, Owner.*

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

**MOVED:** Ed LaPerche  
**SECONDED:** Carl Whitehead  
**CARRIED:** 5-0

#### **PUBLIC HEARING ADJOURNED TO JULY 17, 2014**

**MOVED:** John Weisman  
**SECONDED:** Ed LaPerche  
**CARRIED:** 5-0

**MOTION MADE TO DETERMINE THE APPLICATION IS INCOMPLETE FOR SEQRA REVIEW, PENDING FURTHER ELABORATION ON THE PROPOSED DEVELOPMENT AND ITS POTENTIAL EFFECTS.**

**MOVED:** John Weisman  
**SECONDED:** Ed LaPerche  
**CARRIED:** 5-0

***MOTION MADE TO DEFER ACTION ON THIS PROD DESIGNATION; SITE PLAN AND LAND CONTOUR AND AQUATIC RESOURCE PERMIT APPLICATIONS AND DIRECT THE APPLICANT TO RESPOND TO COMMENTS OF THE PLANNING BOARD AND THOSE RECEIVED FROM TOWN DEPARTMENTS AND AGENCIES.***

**MOVED:** John Weisman  
**SECONDED:** Ed LaPerche  
**CARRIED:** 5-0

**2. U-HAUL OF POUGHKEEPSIE**

**Site Plan Hearing and Planning Board to Declare Lead Agency Intent** for renovations to an existing building for use as an indoor self storage facility, and related site improvements. 2175-2185 South Road; Zoned B-H (Highway Business); ± 6.985 acres; Grid #6159-01-276754; Unlisted Action; *Amerco Real Estate Company, Owner.*

***PUBLIC HEARING OPENED.***

**MOVED:** Ed LaPerche  
**SECONDED:** Joe Lepore  
**CARRIED:** 5-0

***PUBLIC HEARING CLOSED.***

**MOVED:** Ed LaPerche  
**SECONDED:** Carl Whitehead  
**CARRIED:** 5-0

***MOTION MADE TO DECLARE THE PLANNING BOARD'S INTENT TO BE THE LEAD AGENCY FOR REVIEW OF THE PROJECT AS AN UNLISTED ACTION, AND TO AUTHORIZE PLANNING DEPARTMENT'S JUNE 6, 2014 CIRCULATION OF A NOTICE OF SAID INTENT.***

**MOVED:** John Weisman  
**SECONDED:** Ed LaPerche  
**CARRIED:** 5-0

***MOTION MADE TO DEFER ACTION ON THIS APPLICATION PENDING ESTABLISHMENT OF A LEAD AGENCY AND APPLICANT'S RESPONSE TO COMMENTS.***

**MOVED:** John Weisman  
**SECONDED:** Ed LaPerche  
**CARRIED:** 5-0

3. **MARIST COLLEGE PARKING IMPROVEMENTS - BECK PLACE**  
**Site Plan Hearing** to expand parking along the easterly side of Beck Place from 217 spaces to 285 and alteration of Beck Place traffic pattern; demolition of Marist Warehouse Building. 3399 North Road; Zoned IN (Institutional); 2.77 ± acres; Grid # 6162-05-005805, 007795, 002778, 6162-02-999762; Unlisted Action; *Marist College, Owner.*

**MOTION MADE TO ADJOURN THE PUBLIC HEARING TO JULY 17, 2014.**

**MOVED: John Weisman**  
**SECONDED: Ed Laperche**  
**CARRIED: 5-0**

4. **MARIST COLLEGE PARKING IMPROVEMENTS – ST. ANN'S**  
**Site Plan Hearing & Waterfront Consistency Review** to expand parking area and reconfigure access road on Marist property at the northerly end of the campus. 3399 North Road; Zoned IN (Institutional) and WD-1 (Waterfront Overlay) Districts; 26.5 ± acres; Grid # 6062-02-891913, 893955, 917955, 873997; Type I Action; *Marist College, Owner.*

**MOTION MADE TO ADJOURN THE PUBLIC HEARING TO JULY 17, 2014.**

**MOVED: John Weisman**  
**SECONDED: Ed LaPerche**  
**CARRIED: 5-0**

**C) PLAN REVIEWS**

1. **SPRINGSIDE NEIGHBORHOOD DEVELOPMENT**  
**SEQRA Lead Agency Reaffirmation for a revised action**, consisting of proposed Rezoning by the Town Board; Site Plan, Subdivision and Lot Line Revision by the Planning Board; and Special Use Permit by the Zoning Board of Appeals; for a proposed mixed use development. 45, 48, 52, 54 and 57 Springside Avenue, 25 Van Wagner Road, and lands to be acquired from NYS DOT and the Town; Zoned ATC (Arlington Town Center) and R-20 (Residence Single Family 20,000 Square Feet); 5.27 ± acres; Grid #s 6161-08-809927, 821910, 838906 and 845933; Unlisted Action; *Built Parcel 4, LLC and Built Parcel 3, LLC, Owners.*

***MOTION TO REAFFIRM ROLE AS THE SEQRA LEAD AGENCY FOR REVIEW OF THE PROPOSED MODIFIED ACTION, AND TO AUTHORIZE THE PLANNING DEPARTMENT'S JUNE 13, 2014 CIRCULATION OF A NOTICE OF SAID REAFFIRMATION AND MODIFIED ACTION.***

**MOVED: John Weisman**  
**SECONDED: Carl Whitehead**  
**CARRIED: 5-0**

2. **BENONI THEODORE SUBDIVISION AND SITE PLAN**

**Subdivision and Site Plan Review, and Planning Board to Declare Lead Agency Intent** for a 2-lot subdivision and site plan, one lot to contain an existing two-family residence and garage and a second lot to contain a new two-family residence. 3 Springside Avenue; Zoned ATC (Arlington Town Center); ± 0.29 acres; Grid #6161-07-697885; Unlisted Action; *Benoni Theodore, Owner.*

***MOTION TO DECLARE INTENT TO BE THE LEAD AGENCY FOR REVIEW OF THE PROJECT AS AN UNLISTED ACTION, AND AUTHORIZE THE PLANNING DEPARTMENT'S JUNE 4, 2014 CIRCULATION OF A NOTICE OF SAID INTENT.***

**MOVED:** John Weisman  
**SECONDED:** Carl Whitehead  
**CARRIED:** 5-0

***MOTION TO DEFER ACTION ON THIS APPLICATION PENDING ESTABLISHMENT OF A LEAD AGENCY AND APPLICANT'S RESPONSE TO COMMENTS.***

**MOVED:** John Weisman  
**SECONDED:** Carl Whitehead  
**CARRIED:** 5-0

D) ***OTHER BUSINESS***

1. **Z3 CONSULTANTS, INC.**

**Discussion regarding** change of use. 516 Haight Avenue; Zoned ATC (Arlington Town Center); 0.11 ± acres; Grid #6161-08-847767; *Z3 Consultants, Owner.*

***NO ACTION TAKEN; DISCUSSION ONLY.***

2. **FRIENDLY HONDA COMPREHENSIVE SITE PLAN**

**Time Extension** for a previously approved site plan for comprehensive building and site improvements throughout an existing motor vehicle sales and service facility to be expanded from five to six parcels. 1121-1159 Dutchess Turnpike; Zoned B-H (Highway Business); 5.64 ± acres; Grid #'s 6362-01-100640, 120653, 128675, 145678, 160689 & 170698. SEQRA Negative Declaration on file; *Dutchess Facilities Management, LLC., Owner.*

***MOTION TO GRANT A TWO (2) YEAR TIME EXTENSION FOR SITE PLAN CONSTRUCTION COMPLETION, FROM JULY 19, 2014 FORWARD TO JULY 19, 2016.***

**MOVED:** John Weisman  
**SECONDED:** Ed LaPerche  
**CARRIED:** 5-0

**3. STRATFORD FARMS TOWNHOUSES**

**Time Extensions** of Final (Major) Subdivision Approval and of Site Plan Approval for 26 individual townhouse lots, a common area lot and site improvements on a ± 6.832 acre parent lot within a previously approved 185 lot subdivision. Stratford Drive; Zoned R-4A (Residence Single Family, 4 acre); 6.832 +/- acres; Grid # 14-6362-01-320922. SEQRA Negative Declaration on file; *ABD Stratford LLC, Owner.*

***MOTION MADE TO DEFER ACTION ON THE TIME EXTENSION UNTIL JULY 17, 2014.***

**MOVED: John Weisman**  
**SECONDED: Ed LaPerche**  
**CARRIED: 5-0**

**4. MOUNTAIN VIEW ESTATES SUBDIVISION**

**Time Extension** for a proposed eight (8) lot subdivision. Bedell Road; Zoned R-4A (Residence, Single Family, 4 acre); 64.06 ± acres; Grid #'s 6261-01-130823 & 195769; SEQRA Negative Declaration on file; *Mountain View Realty, LLC, Owner.*

***MOTION TO GRANT A 90-DAY TIME EXTENSION OF FINAL (MAJOR) SUBDIVISION APPROVAL FROM JULY 11, 2014 FORWARD TO OCTOBER 15, 2014.***

**MOVED: John Weisman**  
**SECONDED: Ed LaPerche**  
**CARRIED: 5-0**

***MOTION TO TERMINATE MEETING AT 8:45 P.M.***

**MOVED: Carl Whitehead**  
**SECONDED: Ed LaPerche**  
**CARRIED: 5-0**

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