

# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

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### NOTICE OF PLANNING BOARD

### REGULAR MEETING

July 17, 2014  
6:30 PM

### DECISION AGENDA

#### A) PUBLIC HEARINGS

- MARIST COLLEGE NATURAL SCIENCE & ALLIED HEALTH BUILDING Site Plan Hearing and SEQR Lead Agency Reaffirmation** for a modified application proposing demolition of Marist Warehouse Building, a new 43,700 SF science building, parking modifications and 0.27-acre right-of-way acquisition, and off-site traffic and pedestrian improvements. Beck Place; Zoned IN (Institutional); 3.1 ± acres plus 0.27-acre ROW; Grid # 6162-05-005805, -007795, -002778, and 6162-02-999762, -995788 and -974742; Unlisted Action; *Marist College, Owner.*

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

**MOVED:** Richard Davison  
**SECONDED:** Marvin Bennett  
**CARRIED:** 6-0 (J. Lepore recused)

#### **PUBLIC HEARING ADJOURNED TO SEPTEMBER 18, 2014.**

**MOVED:** Richard Davison  
**SECONDED:** Marvin Bennett  
**CARRIED:** 6-0 (J. Lepore recused)

#### **MOTION TO DECLARE INTENT TO CONTINUE TO BE SEQRA LEAD AGENCY FOR AN UNLISTED ACTION.**

**MOVED:** Richard Davison  
**SECONDED:** Carl Whitehead  
**CARRIED:** 6-0 (J. Lepore recused)

***MOTION TO DEFER ACTION PENDING RE-ESTABLISHMENT OF LEAD AGENCY..***

**MOVED: Richard Davison**  
**SECONDED: Carl Whitehead**  
**CARRIED: 6-0 (J. Lepore recused)**

- 2. 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. TO BE ADJOURNED*

***PUBLIC HEARING OPENED.***

**MOVED: John Weisman**  
**SECONDED: Carl Whitehead**  
**CARRIED: 6-0 (J. Lepore recused)**

***PUBLIC HEARING ADJOURNED TO SEPTEMBER 18, 2014.***

**MOVED: John Weisman**  
**SECONDED: Carl Whitehead**  
**CARRIED: 6-0 (J. Lepore recused)**

- 3. BENONI THEODORE SUBDIVISION AND SITE PLAN**  
**Subdivision and Site Plan Hearing** 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.*

***PUBLIC HEARING OPENED.***

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

***PUBLIC HEARING ADJOURNED TO SEPTEMBER 18, 2014.***

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

***SEQRA NEGATIVE DECLARATION ADOPTED.***

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

***MOTION TO DEFER ACTION ON THE APPLICATION PENDING ACTION BY THE ZONING BOARD OF APPEALS.***

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

**4. SPRINGSIDE NEIGHBORHOOD DEVELOPMENT**

**SEQRA Review, Rezoning Recommendation to Town Board, Subdivision & Site Plan Hearing and Lot Line Revision Review**, for a modified 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.*

***PUBLIC HEARING OPENED.***

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

***PUBLIC HEARING ADJOURNED TO SEPTEMBER 18, 2014.***

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

***SEQRA NEGATIVE DECLARATION ADOPTED FOR AN UNLISTED ACTION.***

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

***POSITIVE RECOMMENDATION CONVEYED TO THE TOWN BOARD TO REZONE PARCEL 6161-08-845933, 57 SPRINGSIDE AVENUE, FROM THE R-20 DISTRICT TO THE ATC DISTRICT.***

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

***MOTION TO DEFER ACTION PENDING TOWN BOARD ACTION ON PROPOSED REZONING AND APPLICANT RESPONSE TO COMMENTS.***

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

**5. FAIRVIEW COMMONS**

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

***PUBLIC HEARING OPENED.***

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

***PUBLIC HEARING ADJOURNED TO OCTOBER 16, 2014.***

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

***MOTION TO DETERMINE THAT THE APPLICATION IS INCOMPLETE.***

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

***MOTION TO DEFER ACTION ON THE PROD DESIGNATION AND ON THE APPLICATIONS.***

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

***MOTION TO SCHEDULE A SPECIAL MEETING ON AUGUST 7, 2014 AT 5:00 PM.***

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

**B) SUSPEND RULES FOR PUBLIC COMMENT**

**THE PLANNING BOARD SUSPENDED THE RULES TO ALLOW PUBLIC COMMENT ON OTHER MATTERS.**

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

**THE PLANNING BOARD RESUMED THE RULES.**

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

**C) PLAN REVIEWS**

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

**Recommendation to the Town Board regarding a Waterfront Housing Overlay District (WHOD) Designation, and subsequent Site Plan, Aquatic Resource Permit and Waterfront Consistency Review** for development of 7 four-story buildings with 84 dwelling units on  $\pm 3.88$  acres plus a  $\pm 0.82$ -acre public park area, as part of a larger waterfront development of adjacent lands in the City of Poughkeepsie (additional 300 dwelling units and 13,800 SF retail space on  $\pm 10.44$  acres plus a  $\pm 1.61$ -acre public park area). One Dutchess Avenue; Town portion Zoned I-H (Heavy Industry) and WD-2 (Waterfront District 2) Districts, 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.*

**MOTION TO DEFER ACTION ON THE WHOD DESIGNATION AND ON THE APPLICATIONS.**

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

**MOTION TO REQUEST THAT THE TOWN BOARD EXTEND THE TIME PERIOD FOR A PLANNING BOARD RECOMMENDATION TO THE TOWN BOARD REGARDING A WATERFRONT HOUSING OVERLAY DISTRICT (WHOD) DESIGNATION, FROM AUGUST 15, 2014 FORWARD TO OCTOBER 22, 2014.**

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

**2. U-HAUL OF POUGHKEEPSIE**

**Site Plan Review** 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.*

***SEQRA NEGATIVE DECLARATION ADOPTED.***

**MOVED: Richard Davison**

**SECONDED: Carl Whitehead**

**CARRIED: 7-0**

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

**MOVED: Richard Davison**

**SECONDED: Carl Whitehead**

**CARRIED: 7-0**

***ARCHITECTURAL REVIEW APPROVAL GRANTED.***

**MOVED: John Weisman**

**SECONDED: Richard Davison**

**CARRIED: 7-0**

**3. FRANK FAMILY LOT LINE REVISION**

**Lot Line Revision Review** for a proposed relocation of an existing common boundary between two lots. 947 Dutchess Turnpike and 75 Hornbeck Road; Zoned MHC (McDonnell Heights Center); ± 11.91 acres; Grid #s 6262-04-754340 and 6262-04-723342; Unlisted Action; *Janett Marie Frank and, Frank Family Corp., Owners.*

***SEQRA NEGATIVE DECLARATION ADOPTED.***

**MOVED: Richard Davison**

**SECONDED: Ed LaPerche**

**CARRIED: 7-0**

***MOTION TO GRANT CONDITIONAL LOT LINE REVISION APPROVAL AND ALSO GRANT A 60 DAY TIME EXTENSION OF SAID APPROVAL FROM SEPTEMBER 15, 2014 FORWARD TO NOVEMBER 14, 2014.***

**MOVED: Richard Davison**

**SECONDED: Ed LaPerche**

**CARRIED: 7-0**

**4. HAMMOND RINALDI LOT LINE REVISION**

**Lot Line Review** for a proposed conveyance of  $\pm 0.03$  acre between two parcels. 2 Holly Lane and 11 Round Hill Road; Zoned R-20;  $\pm 2.03$  acres; Grid #s 6160-04-878239 and 6160-04-872225; Unlisted Action; *Paul & Andrea Rinaldi and Adam & Pamela Hammond, Owners.*

***SEQRA NEGATIVE DECLARATION ADOPTED.***

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

***MOTION TO GRANT CONDITIONAL LOT LINE REVISION APPROVAL AND ALSO GRANT A 60 DAY TIME EXTENSION OF SAID APPROVAL FROM SEPTEMBER 15, 2014 FORWARD TO NOVEMBER 14, 2014.***

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

**5. TJ MAXX/HUDSON PLAZA ARCHITECTURE**

**Architectural Review** for new entrance canopy over an existing storefront. 2585 South Road; Zoned B-SC (Business Shopping Center); Grid # 6060-02-968700; Type 2 Action; *Mid Hudson Associates, LLC, Owner.*

***ARCHITECTURAL REVIEW APPROVAL GRANTED.***

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

**D) OTHER BUSINESS**

**1. LUTHERAN CARE NETWORK**

**Discussion** of a concept plan for a new 70-bed assisted living facility with adult day care services and a subdivision of the parent parcel. 382 Van Wagner Rd. (and Route 44); Zoned R-20;  $\pm 136.41$  acres; Grid #6262-02-567523; *Wartburg Lutheran Services Inc., Owner.*

***NO ACTION TAKEN, DISCUSSION ONLY.***

**2. 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 TO GRANT TWO (2) 90-DAY TIME EXTENSIONS OF SITE PLAN APPROVAL AND OF FINAL (MAJOR) SUBDIVISION APPROVAL FROM AUGUST 21, 2014 FORWARD TO FEBRUARY 17, 2015.***

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

***MOTION TO TERMINATE MEETING AT 10:52 P.M.***

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