



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

September 18, 2014
6:30 PM

DECISION AGENDA

A) PUBLIC HEARINGS

- 1. 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 ADJOURNED TO OCTOBER 16, 2014.

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

- 2. MARIST COLLEGE PARKING IMPROVEMENTS - ST. ANN'S**
Site Plan Hearing & Waterfront Consistency Hearing 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.*

PUBLIC HEARING ADJOURNED TO OCTOBER 16, 2014.

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

- 3. MARIST COLLEGE NATURAL SCIENCE & ALLIED HEALTH BUILDING**
Site Plan Hearing 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.*

MOTION TO OPEN PUBLIC HEARING.

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

PUBLIC HEARING ADJOURNED TO A SPECIAL MEETING ON OCTOBER 9, 2014 AT 5:00 PM.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 5-0

- 4. SPRINGSIDE NEIGHBORHOOD DEVELOPMENT**
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.*

MOTION TO OPEN THE SITE PLAN PUBLIC HEARING.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 5-0

MOTION TO ADJOURN THE SITE PLAN PUBLIC HEARING TO OCTOBER 16, 2014.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 5-0

MOTION TO OPEN THE SUBDIVISION PUBLIC HEARING.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 5-0

***MOTION TO ADJOURN THE SUBDIVISION, SITE PLAN AND LOT LINE REVISION
PUBLIC HEARING TO SPECIAL MEETING ON OCTOBER 9, 2014 AT 5:00 PM.***

**MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 5-0**

***MOTION TO DEFER SUBDIVISION, SITE PLAN AND LOT LINE REVISION
APPROVALS.***

**MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 5-0**

B) SUSPEND RULES FOR PUBLIC COMMENT

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

**MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 5-0**

THE PLANNING BOARD RESUMED THE RULES.

**MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 5-0**

C) PLAN REVIEWS

1. LUTHERAN CARE NETWORK

Preliminary Subdivision, Site Plan & Aquatic Resource Permit Review for amendment of a previously approved master plan for a senior living campus on 136.43 acres; subdivision of a new 9.90-acre parcel from the parent parcel; and a site plan to construct a 69-bed assisted living facility on the new parcel. 382 Van Wagner Rd. (and Route 44); Zoned R-20 (Residence Single Family, 20,000 Square Feet); ± 136.41 acres; Grid #6262-02-567523; Unlisted Action.
Wartburg Lutheran Services Inc., Owner.

REMOVED FROM AGENDA AT APPLICANT'S REQUEST; NO ACTION TAKEN.

2. O'NEILL/DUTTON – ONE DUTCHESS AVENUE DEVELOPMENT

Recommendation to the Town Board regarding a Waterfront Housing Overlay District (WHOD) Designation for development of 7 four-story buildings with 84 dwelling units on ±3.88 acres plus a ±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 ±10.44 acres plus a ±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 CONVEY A POSITIVE RECOMMENDATION TO THE TOWN BOARD ON THE WATERFRONT HOUSING OVERLAY DISTRICT (WHOD) DESIGNATION DESIGNATION, WITH CONDITIONS.

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

MOTION TO DEFER ACTION ON THE APPLICATION.

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

3. LA TIENDA GIA, LLC SITE PLAN

Site Plan Review for redevelopment of an existing commercial building with second floor office and one-story garage additions. 516 Haight Avenue; Zoned ATC (Arlington Town Center); ±0.11 acres; Grid #6161-08-847767; Type II Action. *La Tienda Gia, 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 THE SITE PLAN PUBLIC HEARING.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 5-0

MOTION TO GRANT CONDITIONAL SITE PLAN APPROVAL.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 5-0

MOTION TO DEFER ARCHITECTURAL REVIEW APPROVAL.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 5-0

4. KISTNER LOT LINE REVISION

Planning Board to Declare Lead Agency Intent for lot line revision between two parcels. 70 Taft Avenue and Friendly Lane; Zoned R-20; ± 1.79 acres; Grid #s 6161-08-960992 and 942996; Unlisted Action; *Raymond Kistner, Bernard Kistner and Marie Frank, Owners.*

MOTION TO DECLARE PLANNING BOARD INTENT TO BE LEAD AGENCY FOR REVIEW OF AN UNLISTED ACTION.

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

MOTION TO DEFER ACTION ON THIS APPLICATION PENDING ESTABLISHMENT OF A LEAD AGENCY.

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

5. BALBO – 788 MAIN STREET

Architectural Review for façade, window, sidewalk and fire escape renovations. 788 Main Street; Zoned ATC (Arlington Town Center); ± 0.37 acres; Grid #6161-08-779814; Type II Action; *Antonio Balbo and Maria Balbo, Owner.*

AT THE APPLICANT'S REQUEST, NO ACTION TAKEN; DISCUSSION ONLY.

D) OTHER BUSINESS

1. MARION SALONSPA

Discussion of 1,000 SF addition for a salon and spa facility. 773 Dutchess Turnpike; Zoned B-H (Business Highway); ± 3.10 acres; Grid #6262-04-510030; *Donald Adams, Owner.*

NO ACTION TAKEN; DISCUSSION ONLY.

2. ROUTE 9D PROFESSIONAL OFFICE PARK

Discussion of a site plan amendment 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.*

NO ACTION TAKEN; DISCUSSION ONLY.

3. 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 SECOND, NINETY (90) DAY TIME EXTENSION OF CONDITIONAL SITE PLAN APPROVAL FROM SEPTEMBER 18, 2014 FORWARD TO DECEMBER 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; *MouFntain View Realty, LLC, Owner.*

MOTION TO GRANT A 90-DAY TIME EXTENSION OF FINAL (MAJOR) SUBDIVISION APPROVAL FROM OCTOBER 15, 2014 FORWARD TO JANUARY 13, 2015.

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

MOTION TO TERMINATE MEETING AT 8:37 P.M.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 5-0

PRESENT:	ABSENT:
Chairman Weisman	Member Bennett (alt.)
Member Davison	
Member Fanelli	
Member LaPerche	
Member Whitehead	Member Lepore