



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

October 16, 2014

6:30 PM

DECISION AGENDA

A) PUBLIC HEARINGS

1. BENONI THEODORE SUBDIVISION AND SITE PLAN

Preliminary 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; SEQRA Negative Declaration adopted 07/17/2014; *Benoni Theodore, Owner.*

MOTION TO OPEN THE MINOR SUBDIVISION AND SITE PLAN PUBLIC HEARING.

MOVED: Richard Davison

SECONDED: Marvin Bennett

CARRIED: 7-0

MOTION TO CLOSE THE MINOR SUBDIVISION AND SITE PLAN PUBLIC HEARING.

MOVED: Richard Davison

SECONDED: Carl Whitehead

CARRIED: 7-0

MOTION TO GRANT CONDITIONAL MINOR SUBDIVISION AND CONDITIONAL SITE PLAN APPROVALS.

MOVED: Richard Davison

SECONDED: Carl Whitehead

CARRIED: 7-0

MOTION TO GRANT ARCHITECTURAL REVIEW APPROVAL AS PRESENTED.

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

2. FAIRVIEW COMMONS

Site Plan Hearing for construction of a 170 unit apartment complex and 8,500 square feet of support space. 66 Fulton Street; Zoned FC (Fairview Center) and PROD (Planned Residential Overlay District); ± 13.895 acres; Grid # 6162-05-161788; SEQRA Negative Declaration adopted 08/21/2014; *Page Park Associates, Owner.*

MOTION TO OPEN THE SITE PLAN PUBLIC HEARING.

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

MOTION TO ADJOURN THE SITE PLAN PUBLIC HEARING TO NOVEMBER 20, 2014.

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

MOTION TO DEFER ACTION ON THE SITE PLAN APPLICATION.

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

3. 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.*

MOTION TO ADJOURN THE PUBLIC HEARING TO NOVEMBER 20, 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: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 7-0**

THE PLANNING BOARD RESUMED THE RULES.

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

C) PLAN REVIEWS

1. KISTNER LOT LINE REVISION

Lot Line Revision Review 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 RESCIND THE SEPTEMBER 18, 2014 DECLARATION OF INTENT TO BE LEAD AGENCY.

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

MOTION TO DETERMINE THAT THE APPLICATION IS AN UNLISTED ACTION FOR AN UNCOORDINATED SEQRA REVIEW; AND TO ADOPT A SEQRA NEGATIVE DECLARATION DATED OCTOBER 16, 2014.

**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 DECEMBER 15, 2014 FORWARD TO FEBRUARY 13, 2015.

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

2. MARIST COLLEGE NORTH CAMPUS HOUSING

Planning Board to Declare Lead Agency Intent for a two (2) phase, 789 bed student housing project. 3399 North Road; Zoned IN (Institutional) and WD-1 (Waterfront Overlay) Districts; 12.8 ± acres; Grid # 6062-02-891913, 873997; Type I Action; *Marist College, Owner.*

MOTION TO DECLARE INTENT TO BE THE LEAD AGENCY FOR REVIEW OF THE PROPOSED PROJECT AS A TYPE I ACTION, AND TO CIRCULATE A NOTICE OF SAID INTENT TO THE IDENTIFIED INVOLVED AGENCIES.

MOVED: Richard Davison

SECONDED: Ed LaPerche

CARRIED: 7-0

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

MOVED: Richard Davison

SECONDED: Ed LaPerche

CARRIED: 7-0

3. CENTERPOINT RETAIL DEVELOPMENT

Planning Board to Declare Lead Agency Intent for proposed construction of a 4,200 SF retail sales building, associated parking area, utility connections, landscaping and lighting improvements. 3350 Route 9 North; Zoned B-N (Neighborhood Business); ± 2.37 acres; Grid # 6062-02-973599; Unlisted Action; *Marist Centerpoint LLC, Owner.*

MOTION TO DECLARE INTENT TO BE THE LEAD AGENCY FOR REVIEW OF THE PROPOSED PROJECT AS AN UNLISTED ACTION, AND TO CIRCULATE A NOTICE OF SAID INTENT TO THE IDENTIFIED INVOLVED AGENCIES.

MOVED: Richard Davison

SECONDED: Marvin Bennett

CARRIED: 7-0

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

MOVED: Richard Davison

SECONDED: Carl Whitehead

CARRIED: 7-0

4. POST ROAD CENTER – SKI HAUS

Architectural Review for rehabilitation of the exterior façade and freestanding sign. 1890 South Road; Zoned B-H (Business Highway); ± 1.0 acre; Grid # 6158-01-424988; Type II Action; *Poughkeepsie K Holdings LLC, Owner.*

MOTION TO GRANT ARCHITECTURAL REVIEW APPROVAL WITH THE RENDERINGS AND SAMPLES PRESENTED.

MOVED: Carl Whitehead
SECONDED: Marvin Bennett
CARRIED: 7-0

5. ROUTE 9D PROFESSIONAL OFFICE PARK

Planning Board to Declare Lead Agency Intent 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.*

MOTION TO DECLARE INTENT TO BE THE LEAD AGENCY FOR REVIEW OF THE PROPOSED PROJECT AS A TYPE I ACTION, AND TO CIRCULATE A NOTICE OF SAID INTENT TO THE IDENTIFIED INVOLVED AGENCIES.

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

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

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

6. 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.*

MOTION TO GRANT ARCHITECTURAL REVIEW APPROVAL WITH THE RENDERINGS AND SAMPLES PRESENTED.

MOVED: Ed LaPerche
SECONDED: Marvin Bennett
CARRIED: 7-0

7. DALIA SITE PLAN

Planning Board to Declare Lead Agency Intent for proposed rezoning of five parcels from R-20 (Residence, Single Family 20,000 SF) to R-M (Residence Multi-Family) and Senior Housing Overlay District (SHOD), and subsequent site plan approval for four senior housing and two mixed residential/commercial use buildings, total 45,900 SF. Sophias Way and Violet Avenue lots, and 35 Violet Avenue. Zoned R-20 (Residence, Single Family 20,000 SF); ± 7.01 acres; Grid #6162-10-448647, 450614, 436615, 429640, 407662; Unlisted Action; *Linda E. Dalia, Owner.*

MOTION TO DECLARE INTENT TO BE THE LEAD AGENCY FOR REVIEW OF THE PROPOSED PROJECT AS AN UNLISTED ACTION, AND TO CIRCULATE NOTICE OF SAID INTENT TO THE IDENTIFIED INVOLVED AGENCIES.

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

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

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

D) OTHER BUSINESS

1. TOWN BOARD REFERRAL OF ZONING AMENDMENT TO CHAPTER §210-9, “DEFINITIONS”

Recommendation to the Town Board regarding a proposed zoning amendment to add “office” to the list of uses included in the definition of Light Industrial.

MOTION TO CONVEY A POSITIVE RECOMMENDATION TO THE TOWN BOARD REGARDING ADOPTION OF THE PROPOSED AMENDMENT.

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

MOTION TO TERMINATE MEETING AT 9:37 P.M.

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

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