



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

November 20, 2014
6:30 PM

DECISION AGENDA

A) PUBLIC HEARINGS

1. FAIRVIEW COMMONS

Site Plan Hearing for construction of a 151 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 MADE TO ADJOURN THE PUBLIC HEARING TO DECEMBER 18, 2014.

MOVED: Richard Davison

SECONDED: Ed LaPerche

CARRIED: 7-0

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.*

MOTION MADE TO ADJOURN THE PUBLIC HEARING TO DECEMBER 18, 2014.

MOVED: Richard Davison

SECONDED: Ed LaPerche

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: Ed LaPerche
CARRIED: 7-0

THE PLANNING BOARD RESUMED THE RULES.

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

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.

PROJECT REMOVED FROM AGENDA AT APPLICANT REQUEST.

2. ROUTE 9D PROFESSIONAL OFFICE PARK

Site Plan Review 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. Type I Action.
Socker Spring Park LLC, Owner.

MOTION TO DETERMINE THE PLANNING BOARD IS THE SEQRA LEAD AGENCY FOR THE ENVIRONMENTAL REVIEW OF THIS PROJECT AS A TYPE I ACTION.

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

MOTION TO WAIVE THE SITE PLAN PUBLIC HEARING FOR THIS PROJECT IN ACCORDANCE WITH TOWN CODE §210-151(D).

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

MOTION TO ADOPT A SEQRA NEGATIVE DECLARATION FOR A TYPE I ACTION DATED NOVEMBER 20, 2014.

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

MOTION TO GRANT CONDITIONAL SITE PLAN REVIEW APPROVAL FOR THE ROUTE 9D PROFESSIONAL OFFICE PARK SITE PLAN.

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

MOTION TO GRANT ARCHITECTURAL REVIEW APPROVAL AS PRESENTED WITH CONDITIONS.

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

3. DORN/HANKE LOT LINE REVISION

Lot Line Revision Review for a lot line revision to transfer ± 0.137 acre to accommodate a residential renovation and an existing shed. 152 & 158 Bower Road; Zoned R-20 (Residence Single Family 20,000 SF); ± 1.519 acres; Grid #s 6363-03-228092 & 239087; Unlisted Action; Paul T. & Hazel A. Dorn and Robert & Anne Hanke, Owners.

MOTION TO DECLARE THE PLANNING BOARD AS LEAD AGENCY FOR AN UNLISTED ACTION.

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

MOTION TO ADOPT A SEQRA NEGATIVE DECLARATION FOR AN UNLISTED ACTION DATED NOVEMBER 20, 2014.

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

MOTION TO GRANT CONDITIONAL LOT LINE REVISION APPROVAL AND ALSO GRANT A SIXTY (60) DAY TIME EXTENSION OF SAID APPROVAL FROM JANUARY 19, 2015 FORWARD TO MARCH 20, 2015.

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

4. MARIST COLLEGE NORTH CAMPUS HOUSING

Discussion of campus parking 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.*

DISCUSSION ONLY; NO ACTION TAKEN.

5. LA TIENDA GIA, LLC SITE PLAN

Architectural 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.*

ARCHITECTURAL REVIEW APPROVAL GRANTED WITH THE SAMPLES AND RENDERINGS PRESENTED.

MOVED: Richard Davison
SECONDED: Peter Fanelli
CARRIED: 7-0

6. STAPLES – 1849 SOUTH ROAD

Architectural Review for proposed façade modifications. 1849 South Road; Zoned B-H (Highway Business); ± 2.41 acres; Grid #6158-01-403863; Type II Action; *Redl Real Estate LLC, Owner.*

CONDITIONAL ARCHITECTURAL REVIEW APPROVAL GRANTED WITH THE SAMPLES AND RENDERINGS PRESENTED.

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

D) OTHER BUSINESS

1. LAKEVIEW MAXI- STORAGE

Time extension for an approved site plan for a proposed self-storage facility in four buildings, total 16,640 square feet, to be constructed in 3 phases, and retention of an existing residence. 14 & 16 Creek Road; Zoned I-H (Heavy Industry) District with a Business Park designation; 1.8 ± acres; Grid #'s 6162-02-649538 & 6162-02-666530; Unlisted Action; *Grace Zarilli, Trustee and Scott Bryant, Owners.*

MOTION TO GRANT A NINETY (90) DAY TIME EXTENSION OF CONDITIONAL SITE PLAN APPROVAL FROM NOVEMBER 21, 2014 FORWARD TO FEBRUARY 18, 2015.

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

MOTION TO TERMINATE MEETING AT 7:51 P.M.

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

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