



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

May 16, 2013
6:30 PM

DECISION AGENDA

A) **PUBLIC HEARINGS**

1. **AMBASSADOR TOWN SQUARE**

Site Plan Hearing and Waterfront Consistency Review for a proposed re-development project to remove existing hotel structures and to create four new buildings along with new parking and utilities; the proposal includes a fast food restaurant, fueling station with attendant kiosk, a bank/retail building and a three-story hotel. 2611-2629 South Road (US Route 9); Zoned B-H (Highway Business) and WD-2 (Waterfront District 2); 17.45 +/- acres; Grid # 6060-02-950800; Unlisted Action. *R&D Hotel, LLC, Owner.*

PUBLIC HEARING OPENED.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 5-0 (P. Rose recused himself)

PUBLIC HEARING CLOSED.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 5-0 (P. Rose recused himself)

SEQRA NEGATIVE DECLARATION ADOPTED.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 5-0 (P. Rose recused himself)

ACTION DETERMINED TO BE CONSISTENT WITH THE TOWN LOCAL WATERFRONT REVITALIZATION PLAN.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 5-0 (P. Rose recused himself)

CONDITIONAL SITE PLAN APPROVAL GRANTED.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 5-0 (P. Rose recused himself)

ARCHITECTURAL REVIEW APPROVAL FOR MCDONALDS GRANTED.

MOVED: John Weisman
SECONDED: Marvin Bennett
CARRIED: 5-0 (P. Rose recused himself)

ARCHITECTURAL REVIEW APPROVAL FOR STOP'N'SHOP GAS STATION GRANTED.

MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 5-0 (P. Rose recused himself)

B) SUSPEND RULES FOR PUBLIC COMMENT

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

MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 6-0

THE PLANNING BOARD RESUMED THE RULES.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 6-0

C) PLAN REVIEWS

1. CENTRAL HUDSON SC & KB TRANSMISSION LINE PROJECT

Site Plan, Aquatic Resource Permit and Waterfront Consistency Review for proposed modification of a \pm 1.8 mile segment of existing double-circuit transmission line by separating them into two single circuit configurations. 10 Sand Dock Road and 461 Sheafe Road; Zoned Q (Quarry), I-H (Heavy Industry) and WD-2 (Waterfront District 2); 56 +/- acres; Grid #6059-02-775610 & 04-800100 and 6060-04-731023; Type I Action; *Tilcon Minerals Inc. and Dutchess County Resource Recovery Agency, Owners.*

ITEM REMOVED FROM AGENDA AT THE APPLICANT'S REQUEST

2. EMERITUS AT POUGHKEEPSIE (WEGMAN COMPANIES)

Architectural Review for a Senior Assisted Living Facility consisting of 66 dwelling units and a 30 bed memory care facility. Spackenkill Road and Boardman Road; Zoned Institutional (IN); +/- 23.68 acres; Grid #6260-03-049464; SEQRA Negative Declaration and Site Plan Approval on file; *Faith Assembly of God, Owner.*

ARCHITECTURAL REVIEW APPROVAL GRANTED

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 6-0

3. BMW OF THE HUDSON VALLEY

Site Plan and Lot Line Revision Review, and Planning Board to Declare Lead Agency Intent for proposed site re-development to create four new buildings, modify and renovate portions of two existing buildings, make other site improvements, and reconfigure three lots into two lots. 2068 South Road; Zoned Highway Business (BH); 10.28 \pm acres; Grid #s 6159-03-445442, 418429 and 437403; Unlisted Action; *Omega Real Estate Holdings, LLC, Owner.*

LEAD AGENCY INTENT DECLARED FOR REVIEW OF AN UNLISTED ACTION.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 6-0

ACTION DEFERRED PENDING ESTABLISHMENT OF LEAD AGENCY.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 6-0

4. RED OAKS MILL PLAZA AMENDED SITE PLAN

Site Plan Review to for proposed improvements to site drainage; access, circulation and parking; landscaping; and trash storage. 43 Vassar Road; Zoned Red Oaks Mill Neighborhood Services Center (ROMNSC); 4.9 ± acres; Grid #s 6260-04-550240; Type II Action; *JL Red Oaks Mill Plaza LLC; Owner.*

PROJECT DETERMINED TO BE A TYPE II ACTION NOT SUBJECT TO SEQRA REVIEW.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 6-0

SITE PLAN PUBLIC HEARING WAIVED.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 6-0

CONDITIONAL SITE PLAN APPROVAL GRANTED.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 6-0

ARCHITECTURAL REVIEW WAIVED.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 6-0

5. HD SUPPLY WATERWORKS, LTD.

Discussion and Planning Board to Declare Lead Agency Intent for proposed site modifications and use as a wholesale supply company and storage yard for water, sewer, stormwater and fire protection products. 650 Sheafe Road; Zoned Office Research (O-R); 7.27 ± acres; Grid # 6159-01-315505; Unlisted Action; *River Terminal Services, LLC, Owner.*

LEAD AGENCY INTENT DECLARED FOR REVIEW OF AN UNLISTED ACTION.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 6-0

ACTION DEFERRED PENDING ESTABLISHMENT OF LEAD AGENCY.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 6-0

- 6. MANCHESTER CROSSINGS FAÇADE IMPROVEMENT (PAGE PARK ASSOC.)**
Architectural Review for an existing building façade renovation. 301 Manchester Road;
Zoned Heavy Industry (I-H); 4.17 ± acres; Grid #6261-04-601449; Type II Action;
Page Park Associates, Owner.

ARCHITECTURAL REVIEW APPROVAL GRANTED.

MOVED: Richard Davison
SECONDED: John Weisman
CARRIED: 5-0 (P. Rose recused himself)

- 7. STRATFORD FARMS TOWNHOUSES**
Time Extension of Final (Major) Subdivision Approval for 26 individual townhouse lots and a
common area lot to match the period of approval for an associated Final Site Plan Approval.
Stratford Drive; Zoned R-4A (Residence Single Family, 4 acre); 6.832 +/- acres; Grid # 14-6362-
01-320922. SEQRA Negative Declaration, Subdivision and Site Plan Approvals on file;
ABD Stratford LLC, Owner

***TIME EXTENSION OF FINAL (MAJOR) SUBDIVISION APPROVAL GRANTED
FROM AUGUST 27, 2013 FORWARD TO AUGUST 21, 2014.***

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 6-0

- 8. ABILITIES FIRST (PAGE/ONE PAGE PARK) AMENDED SITE PLAN**
Withdrawal of Site Plan Application for renovation of the existing building and site
modifications to accommodate offices and services of Abilities First. 2323 South Road; Zoned
O-R (Office Research); 3.023 +/- acres; Grid #6160-03-111047; Unlisted Action; *One Page
Park, LLC, Owner.*

***SITE PLAN APPLICATION WITHDRAWAL ACKNOWLEDGED AND APPLICATION
DISMISSED.***

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 6-0

MOTION TO TERMINATE MEETING AT 9:00 P.M.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 6-0

PRESENT:	ABSENT:
Chairman Weisman	
Member Bennett	
Member Davison	
	Member Famelli (alt)
	Member LaPerche
Member Lapore	
Member Rose (alt)	
Member Whitehead	